



Evans's Cottage Homes

30 Lodge Hill Road Selly Oak BIRMINGHAM B29 6NQ
✉ contact@evanshomes.plus.com ⌂ www.evanscottagehomes.org.uk

House Manager:

Mrs Sue Williams 0121 472 3088 / 07867 415 565

Chair of Trustees:

Mr Robert Trigger

April 2019

Dear

A Newsletter to keep you informed about events at Evans Gardens, plans for the future and items discussed by the trustees.

Smoking on site

Please be aware, and inform any visitors you encounter on site, that the whole of the Evans Gardens site is designated as NO SMOKING. This includes in vehicles parked in the car park.

Single occupancy

All flats on the Evans Gardens site are established as 'single occupancy' – you are entitled to register them as such for Council Tax purposes. On rare occasions it may be that you need to accommodate friends or relatives on a VERY short term basis. In such circumstances you MUST inform the House manager and they may need to refer to the Trustees.

Hospitalisation

You, or your next of kin, should inform the House manager when you have been hospitalised. She should also be advised prior, or immediately after, you have been discharged. There is a letter available which indicates the facilities available should you be discharged requiring further care.

Other short-term absence

It would be very helpful if you could notify the House manager in advance if you are going to be absent from your flat for a short period. This will help for us to schedule routine maintenance tasks etc.

Car parking & driving on site

The Trustees are looking into the possibility of enlarging the car park area. In the meantime you are requested to park 'tidily' in the bays which have been outlined. The Trustees feel that it is not necessary to erect speed limit signs on site, but they would expect that any drivers would drive carefully in anticipation of someone who is less mobile than they are.

Flooring

The Trustees have considered the possibility of allowing laminate flooring. It was discussed in depth and they have decided that laminate flooring should not be installed in first floor flats due to the structure of the building and to limit any sound nuisance to other residents (especially those underneath).

Internal locks and bolts

Residents are reminded that they should not undertake any structural modifications within the flats without permission of the Trustees. On a recent site-visit the Trustees realised that if someone had locked themselves in the bathroom, and had then had a fall, it would be extremely difficult for them to be rescued. Consequently it is proposed that all of the internal bolts are 'made safe'. This will be addressed as a rolling programme over time when other safety and security issues may be checked.

Door entry system

It is some while since the buzzer door entry system was installed. Recently a number of the units have failed and need to be replaced. Rather than replacing them with the same unit it has been agreed that they will all be upgraded and the facility for you to see who is at the door will be included. There should be minimal disruption when this is being done in the next few weeks.

Welcomes

We are pleased to welcome AJ. We hope that she will be very happy at Evans Gardens.

Patio and pathways

During the next year it is hoped that we will be able to extend the rear patio area and begin to landscape the grounds. Also it is hoped to be able to begin developments such that there is ramped access to the front door of each of the blocks – this would also enable us to remedy any rocky slabs in the current pathway.

Fund raising

There are various dates for your diary when you will have the opportunity to support a variety of charitable causes. Please attend the occasions to enjoy yourself and to benefit the worthy schemes:

April 10th – Air Ambulance

July 17th - Guide Dogs for the blind

If you are unable to attend – please consider buying tombola or raffle tickets in advance or even donating a prize, or two.

Thanks

The Trustees were very pleased to receive a letter of thanks recently complimenting the installation of CCTV – it was good to know that our efforts are appreciated.