

THE TRUST GAZETTE

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A Turning-Point

The Trust is entering into a new period of activity. The last nine years have been a period of review and reinvigoration. The Trust has reformed its finances. It has reconstructed its accommodation. It has adjusted its staff structure. It has broken the back of the most important arrears of work on the repair and maintenance of that part of the fabric of the Suburb for which it is responsible. Its powers and obligations have been confirmed and strengthened by the rulings of the courts and independently appointed Surveyors.

During the year 2012/2013 the Trust's balance sheet continued to be restructured and reinvested. The Trust's

operating account will be in surplus from October 2013 for the first time for many years. The commissioning of the new office annex completes the turn in the Trust's financial situation from its difficult position in 2006.

The Trust can now start to turn outward and concentrate on improving the benefits it provides for those it was set up to serve – all the residents of the Suburb.

The Trust's resources are still relatively modest; in real terms only slightly more than half of what they were fifty years ago. But it is now confidently expected that they will continue to grow and make it possible to secure for the Suburb the position

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Trust Chairman Angus Walker invites Councillors John Marshall and Andrew Harper to officially open the Trust Office extension



The Hampstead Garden Suburb Trust Annual General Meeting 7.30pm for 8pm start Wednesday 11th September Henrietta Barnett School, Central Square

The meeting is open to all residents, but to be eligible to vote you must be a full Member of the Trust. If you are unsure if you are already a Member of the Trust please check with the Trust office. Contact details and information on how to join the Trust are on the back page of this Gazette.

Members and other residents are warmly invited to join the Trust Council Members and staff for refreshments and conversation from 7.30pm - 8pm.

ALL WELCOME. REFRESHMENTS

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A Turning-Point (continued)

that its founders hoped to achieve for it. The task is now to think and plan for the long term.

The Trust will be working to develop a long term plan for the restitution and improvement of the Suburb. The Council expects to be able to start to evolve options in terms of objectives, priorities, costs and timing in the course of the next calendar year. When they have sufficient substance there will be extended consultation with all residents. Projects could include the repair of the Great Wall at the boundary with the Heath Extension, the improvement of Central Square and proposals for other open spaces, large and small, including some (such as Central Square) now owned by the local authority. These changes will not be implemented easily or quickly but they will steadily enhance the standing and value of the Suburb to residents, as well as increasing its recognition nationally and internationally.

Above right: The Great Wall today at the boundary with the Heath Extension

Right: Charles Wade's drawing of the Great Wall, circa 1907



Trustees and Residents

The Trust is a private company and the responsibility of its Directors/ Trustees is to see that its assets are managed, as prescribed by its constitution, in the best interests of its beneficiaries, the residents of the Suburb, not of any group or faction.

Members of the Council are required to exercise their judgement independently so as to maximise the benefits they

provide to freeholders, leaseholders, tenants and temporary residents.

The Trust's Memorandum of Association provides that half the Board/Council is elected by those residents who choose to become members of the Trust. This does not make it a public, democratic body, but it ensures that the Trust cannot reach decisions without the participation of residents.

The Trust has developed a system of committees that advise the Trust Council on all aspects of its business, from the regulation of development to the management of the Trust's finances. This means that resident volunteers advise on the policies of the Trust and have a significant influence on its work.

Notable Residents and Where They Lived

Since its foundation in 1907, many people of note have made their home in Hampstead Garden Suburb.

Eva Jacobs, Suburb resident and honorary lifetime member of the Residents Association, approached the Trust in 2010 with her research and proposal for publishing findings on Suburb residents who are known to 'have made a considerable contribution to society'.

Working with the Trust's Education and Publications Assistant Lauren Geisler, Eva has compiled *Notable Residents and Where They Lived*, a 50-page book presented as both a collection of short biographies and self-guided walks through the streets of the Suburb, with map references accompanying each entry, and special mention given to existing Blue Plaques.

The inspiration for this project stemmed from the Suburb Centenary Celebrations during 2007/08, for which Eva prepared an exhibition at the Church Farm Museum.

The exhibition made use of Kitty Slack's vast collection of newspaper cuttings, magazine articles, obituaries and personal notes kept by the Hampstead Garden Suburb Archives, collated in a file entitled *The Hampstead Garden Suburb Book of Repute and Renown*. Eva presented her findings as a list of notable residents and their addresses, plotted on to a map of the Suburb.

The people included in the completed book are not necessarily 'celebrities' in the modern sense, but all have made a considerable contribution to society, with the author choosing to give less information about those residents who



Eva Jacobs

are in the usual sense 'famous', and more about those to whom the reader's attention may need to be drawn.

Working closely with Eva to produce a usable and attractive book, the Trust has self-published *Notable Residents* and plans to follow the successful distribution scheme used in recent years to promote the series of *London's Northern Heights* walking tours, produced in collaboration with The Highgate Society.

The Trust launched Eva's completed publication by presenting a selection of entries from *Notable Residents and Where They Lived* who have contributed to the worlds of literature and music, at this year's Proms at St Jude's and the Suburb Literary Festival. The exhibition featured a series of maps with addresses plotted on, alongside biographical information, similar to Eva's initial display for the Suburb Centenary, bringing the project full circle in a rather pleasing way.

Copies of *Notable Residents and Where They Lived* are available for £4 from the Trust office, Suburb Library, and online from the Trust via Amazon.

Notable Residents and Where They Lived, compiled by Dr Eva Jacobs

Estate Management



Establishing wildflower meadows at Sunshine Corner

Wildflower Meadows at Sunshine Corner

Inspired by a staff visit to Great Dixter, a Lutyens house famed for its gardens and landscaping, the Trust is growing two small wildflower meadows at Sunshine Corner, where Heathgate leads from Central Square to meet the Heath.

The Trust has always kept two long patches of grass on the greens at Sunshine Corner to discourage use of the now renovated covered benches as football goals and to prevent damage.

The Trust's Estate Management team returned to Great Dixter to complete a Meadow gardening course delivered by the property's Head Gardener, Fergus Garrett, with a view to creating an area more attractive than the existing long grass.

Meadows consisting of mixed grasses and wildflowers naturally occur as a result of farming a hay crop, in areas with poor soil, or in overly wet/dry

conditions. The mixture of plant species encourages a diverse range of wildlife, which in turn benefits the environment by increasing biodiversity.

Land with a high nutrient content allows competitive fast-growing grasses to out compete slow-growing species and wildflowers, resulting in an area dominated by a few species of grasses and low diversity, which was the condition of Sunshine Corner.

Establishing a meadow in existing grassland on fertile soil is difficult. We decided to use a method of constant mowing and removal of clippings to slowly drain the goodness out of the soil. This is a long and arduous process, the benefits of which take at least three years if not longer to see.

Initially the grass was strimmed as low as possible and the soil scarified. We sourced a good quality wildflower seed provider called Emorsgate Seeds, and an appropriate wildflower mix, along with some cornflower annuals was spread, to give some flowers in the first year.

The grass was continuously mown through the autumn and winter with the cuttings removed.

To help reduce grass growth we planted Yellow Rattle, which is parasitic, and within the first year a number of cornflowers appeared; Common Poppies, Buttercups, Cockles, Corn Camomile, Corn Marigolds and Field Forget-Me-Nots, along with some wildflowers; Yarrow and Wild Red Clover.

We considered this year to be the test, as the cornflower annuals are unlikely to make a second appearance this year and if the wildflowers had not established, the long grass would return. Thankfully, a combination of the rigorous cutting and the parasitic action of the Yellow Rattle has reduced the vigour of the grass, allowing the wildflowers to grow through.

Along with the Common Poppies, Buttercups, Yellow Rattle and Wild Red Clover, Oxeye Daisies, Meadow Vetchling, Birdsfoot Trefoil and Common Sorrel can now be seen.

Wildflowers by the covered benches at Sunshine Corner



Tree Survey

The number, quality and variety of trees on the Suburb are one of its key distinguishing features. Trees add to the beauty of the landscape, they complement the architecture, bring ecological benefits including the provision of wildlife habitats, soften the character of streets and open spaces and add greatly to the pleasure of living on the Suburb.

In short, they are one of the glories of Hampstead Garden Suburb, and yet, there has never been proper record of the trees on the Suburb.

Over the course of the past year, with the support of the Residents Association and the London Borough of Barnet, the Trust has been acting on the recommendations arising from the 2010 Character Appraisal to undertake detailed tree surveys and to consider the appropriateness of Tree Preservation Orders.

Former trustee and coordinator of the Character Appraisal Judith Chaney, has been training and managing a team of volunteers to identify and record the trees around the Suburb.

Using photographs, maps and spreadsheets to collect data, volunteer Suburb residents have to date produced records and reports on two of the 17 areas as identified in the Character Appraisal.

Collaborating with Trust staff and making use of Trust resources, means maps and data are produced to a professional standard, and will be published and publicised widely when complete.

Maps and reports for another four areas around the Suburb are ready to be completed, and as part of an



Photo by Stephen Humphreys



Photo by Basil Hillman

initiative to become involved with local community work, a group of staff from the Market Place branch of the Chelsea Building Society will work with the Trust and volunteers to complete fieldwork as a way of contributing to the study, as will sixth form Geography students from Henrietta Barnett School.

If you are interested in contributing some time to working on the Tree Survey, we need volunteers to help with walking the Suburb, plotting data on to maps, identifying trees,

Photo by Stephen Humphreys



The key objectives of the survey are:

- Protection of the environment – if we know what is there, we are in a much better position to defend trees against threats of any kind
- Planning for the future – The results of the survey will provide an objective base from which to plan for the conservation and future planting of trees in the Suburb landscape.
- Developing policies in consultation with residents – to work with the widest possible group of residents in this survey and in consultation about criteria for future decisions which may arise from it.
- The effective management of the estate – the survey will provide the Trust and Barnet with up to date information to inform planning and estate management.

submitting photographs and drafting reports. Please contact the Trust office by phone or email to get involved.

860-864 Finchley Road

In February 2012, the Trust consulted Suburb residents about the proposed design of an extension at the Trust's office and main property asset, 860-864 Finchley Road.

On 18th July 2013 Trust members were invited to an open day to see the completed extension and, despite the heat, about 100 residents came to inspect the new facilities.

The design is by architect Ann Marsh of Castillo Design, with input from the Trust's staff. RA Neve & Company was the main contractor.

RA Neve's team guide new brick arches on to the Trust's extension



Fitting lead to the new canopy



The Georgian Revival design of the original building, by J C S Soutar, features a five bay front, prominent chimneystacks, elegant classical doorcase, arched, full length sashes at ground floor level and flat-arched sashes at first floor level nudging the underside of the parapet cornice. Silver grey facing brick with cherry-red dressings gives elegance to the frontage onto Finchley Road.

The new extension closely follows the model of Soutar's 1935 design, yet is clearly subordinate to the main building. Specially made grey facing

bricks with red dressings, laid in lime mortar, purpose made copings and porch canopy all echo the original. A high standard of craftsmanship has been achieved with porch brackets hand-carved to match Soutar's original design. Internally the limited palette of materials, with oak parquet, tile skirtings and glazed doors continues the language of the original office. However the building is insulated and serviced to modern standards and the traditional timber sash and casement windows are double glazed.

The completed building work was officially opened on 17th July 2013 by Councillors John Marshall and Andrew Harper who cut a ribbon and carried out a planting ceremony, using the handcrafted wooden spade used by Henrietta Barnett when cutting the first sod on the Suburb in the early 1900s. The craftsmen, tradesmen and consultants who worked on the building joined to celebrate, and to see their completed work in situ.

Inspection at B Murphy joinery workshop



Work had commenced on 23 July 2012 to:

- Return the upper floors of the building to residential use, restoring rental income to support the Trust's work
- Create more efficient offices, all on one level
- Provide a larger meeting room, available to the community for evening meetings
- Provide space for the Archive Trust
- Improve access for people with disabilities
- Be an exemplar of good building practice

The project has been featured as a cover story in Master Builder Magazine, with special focus on the work of main contractor Richard Neve and his close collaboration with specialist craftspeople, and the Trust.

Accessible entrance ramp, door brackets in place



Richard Neve liaises with Georgy Mkrtchian who carved brackets for new doorway



Hand carved wooden brackets for new doorway



The Trust's work in 2012/13 Vital Statistics

- 213 planning applications received
- 673 site visits and inspections
- Tree Survey underway
- 17 Infringement Notices served
- 17 Infringements rectified
- 6 enforcement cases
- £2,000 legal costs recovered
- 510 visits by tree consultant
- 7 mature oak trees defended
- £10,250 grants to Suburb good causes
- 10 guided tours of the Suburb
- Constable Close and Green Close resurfaced
- Sunshine Corner reinstated after gas works

The Scheme of Management Charge

The Trust's expectations for the expense of operating the Scheme of Management

The Trust Council expects that, for the foreseeable future, the annual expense of operating the Scheme of Management will be not more than £150 or less than £110 in 2013 monetary values for each property unit liable to pay the Management Charge. The central expectation is that the Charge will be about £130 annually. This expectation is unchanged from 2012/2013.

The Management Charge for 2013-2014 has been estimated at £124.70.

The Trust operates the Scheme at cost; a surplus in the Scheme is the property of the charge-payers and is returned to them as a rebate in the following year. Similarly a deficit would be charged in the following year.

For 2012-2013 there is a rebate of £18.70* against each Management Charge. This is offset against the Charge for the current year 2013-2014 so that for most properties **the net payable in August 2013 is £106.00**.

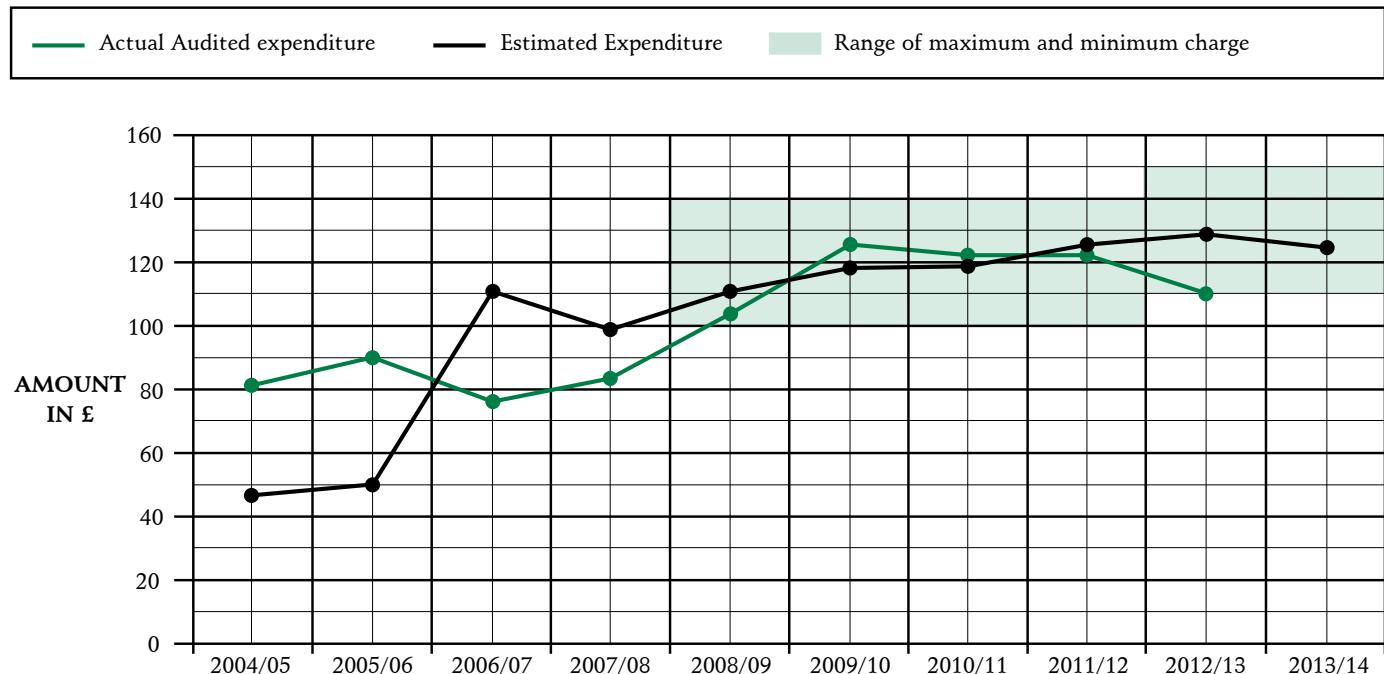
* the rebate is reduced for any property that became freehold after 5 April 2012.

Scheme of Management Operating Expenses

Because when the Charge is set, it is **an estimate for the remainder of the coming year**, it will almost certainly differ from **the actual, audited expenses at the end of the year**.

The closeness of the estimated level of the Charge to the actual expenses is a measure of the Trust's budgeting skills together with the extent to which chance favours the Trust – a mixture of luck and judgement. **But in the long run the cumulative cost of the Management Charge will exactly equal the cumulative cost of the Scheme expenses as rebates are returned and surcharges levied.**

The Management Charge 2004/05 to 2013/14



YEAR	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Actual Expenditure	81	90	77	82	104	126	121	121	110	
Estimated Expenditure	47	50	110	99	110	118	119	125	129	125

The Management Charge 2004/2005 to 2013/2014

In 2007 the then Leasehold Tribunal approved the increase in the Management Charge but noted that

charge-payers should be given more warning of changes than they had had in 2006. Since 2008, therefore, the Trust Council has each year published its estimate of the level of the charge 'for the foreseeable future'

– effectively two and a half years. The chart on page 8 illustrates that the expenses of the Scheme have been controlled and held within the published range (shown shaded in green).

Grants Given by the Trust

The Trust is enabled to make grants from its own funds, (rather than from the Scheme of Management), under the terms of its constitution, to Suburb-based organisations that benefit residents.

As Trust finances continue to improve grants have increased from a total in 2006/2007 of £2,876 to a total in 2012/2013 of £10,250.

Based on recommendations by the Grants Committee, grants were made in 2012/2013 as contributions to:

- Proms at St Jude's **£3000**
- Open House weekend **£800**
- Garden Suburb Theatre **£780**
- Friends of Abbeyfield: To support outings for residents **£250**

- St Jude-on-the-Hill: for the repair of lead work and roof tiles..... **£1,100**
- Fellowship: For the alleviation of hardship on the Suburb (with special reference to ability to pay the Management Charge) ... **£1,092**
- The Abbeyfield Society: To cover the Management Charge on Abbeyfield House and road sweeping charges..... **£150**
- Resources for Autism: To install an outside tap and rainwater butt to maintain the wildflower garden **£300**
- Alyth North Western Reform Synagogue: To provide meals for members struggling with illness or bereavement, families with new babies, or any other circumstance where a food parcel would be welcome. The food is cooked and distributed by members of the community **£600**
- Hampstead Garden Suburb Free Church: Towards fitting toilet facilities for disabled users at the Free Church Hall..... **£1,100**
- Orchard Housing Society: To refurbish and replace signs around the Orchard **£978**
- The Henrietta Barnett School: Towards the school's centenary festivities..... **£100**



Proms at St Jude's



New wooden post at The Orchard

Elections for the HGS Trust Council

There are eight Trustees who together form the Trust Council. Four of the eight are elected by residents. Each of the other four is appointed by a relevant national body: the Royal Institute of British Architects, the Royal Town Planning Institute, the Victorian Society and the Law Society.

Every year in late September one or two of the four places for elected Trustees is vacated. Elected Trustees must stand for re-election every three years and may not serve more than two three-year terms without a break. In 2013 two places are available; Angus Walker and Geoffrey Marriott are retiring after six years as Trustees.

Anyone considering standing should note that the constitution of the Trust requires all Trustees to work together for the good of all residents and the Suburb. Trustees must accept collective responsibility for the Council's decisions. They cannot represent any particular group of residents.

Candidates can be proposed in the last two weeks of August, closing at 5pm on 30th August.

If more than two candidates wish to stand there will be an election by postal ballot between 11 September and noon on 25 September.

The founders of the present Trust set out strict rules for elections by a postal ballot, which would be extremely difficult to circumvent.

Only full members of the Trust, renewing their membership every three years (reminders are sent out) and formally declaring that they are continuously resident on the Suburb, are eligible to vote. Associate members are not eligible to vote.

The vote is by postal ballot. In mid-September a numbered voting paper is sent by post to the home address of each Trust member. The members' auditors, who count the vote, are sent the list of members, with the ballot paper number against each name. Members mark their vote with a cross, sign the paper and return it by post direct to the auditor's office. There the ballot papers are checked and the votes are recorded. The counting is undertaken by members of the auditor's staff who have no connection with the Suburb or the audit of the Trust's accounts. The result is announced in early October.

For more information about the election please contact the Trust Manager, Jane Blackburn, at the Trust office. If you wish to join the Trust there is a form on the back of the Gazette.

Retiring Trustees



Angus Walker



Geoffrey Marriott

TRUST COUNCIL

4 TRUSTEES APPOINTED

by Royal Institute of British Architects;
Royal Town Planning Institute;
Victorian Society; Law Society

INDEPENDENCE/OBJECTIVITY

4 TRUSTEES ELECTED

by residents of the Suburb

LOCAL KNOWLEDGE

**24. RESOURCES EXPENDED ALLOCATED TO FUNDS AND RELATING TO MANAGEMENT CHARGE
YEAR ENDED 5 APRIL 2013**

Expenditure items	Total £	General Fund & Restricted Funds £	Scheme of Management £	Cost per charge £	2011/2012 £
1. Staff costs: Staff salaries inc PAYE & NI, contract & temporary staff, employee & volunteer expenses, training costs	369,455	62,807	306,648		
Less: Income from fees on freehold applications			(115,056)		
Net staff costs				191,591	51.52
					55.61
2. Premises costs: Office rent, utilities, telephone, Council Tax, repairs and renewals, cleaning etc.	55,214	9,386		45,828	12.32
					12.09
3. Administrative costs: Insurance (except for Trustees), office equipment, printing, postage & stationery, public relations, bank charges, depreciation	63,906	10,864		53,042	14.26
					13.32
4. Governance costs: Trustee insurance	7,215	1,227		5,988	1.61
					1.23
5. Projects and amenities costs: Maintenance of amenity areas and other projects	76,174	46,998		29,176	7.85
					9.56
6. Legal costs: Less: Legal costs recovered	100,902	42,965	57,936		
			(2,000)		
Net legal costs				55,936	15.04
					18.82
7. Other professional costs: Arboriculturalist, human resources, valuation and other advice	36,432	19,100		17,332	4.67
Surveyor's fee for determination of the Management Charge	-	-	-	-	3.15
8. Audit fees:	13,901	2,238		11,663	3.14
					1.61
Expenditure	723,199	195,585		410,556	110.40
					120.89
Income from fees on freehold applications				115,056	
Income from recovery of legal fees				2,000	
Total management charges including in-year enfranchisers				480,185	
Total income				597,241	
Total expenditure				527,631	
Balance of Management Charges to be (charged) credited to freeholders				69,628	18.70
					rounded figure

At 6 April 2012 management charges payable: 3,652. At 6 April 2013 management charges payable: 3,737. Mean for year: 3,719.

This extract from the Trust's audited Annual Report & Accounts shows how the Management Charge was spent. The full report is sent to all members of the Trust (application form on the back of this Gazette).

Become a Member of the Suburb Trust

Membership of the Trust is not automatic and is entirely voluntary (unlike the obligation to pay the Management Charge or Ground Rent). By choosing to become Members residents have the opportunity to keep up to date with Trust news, receive the annual report and accounts and to participate in the Annual General Meeting. Members receive invitations to occasional lectures and other Trust events.

The Trust differs from most companies in that while fulfilling its objective to conserve and maintain the character and amenities of the Suburb it produces no profits or dividends. The Trust does not have shareholders but Members who have no financial commitment and a limited liquidation liability of £1.

The Trust hopes that Suburb residents who believe that conservation of this unique area is important will consider

becoming Members. Residents may become Members, free of charge, if they are over 18 and have lived on the Suburb for more than 3 years.

Residents who have lived on the Suburb for less than 3 years can become Associate Members. Forms are available from the Trust office.

If you have any questions about membership please do not hesitate to contact the Trust office.

APPLICATION FOR MEMBERSHIP

**Please send completed forms to: The Membership Secretary, The Hampstead Garden Suburb Trust,
862 Finchley Road, London, NW11 6AB**

I (Mr/Mrs/Miss/Ms) _____
(FULL NAME IN BLOCK CAPITALS)

of _____
(FULL ADDRESS IN BLOCK CAPITALS)

Email address _____

hereby apply for membership of The Hampstead Garden Suburb Trust Limited subject to the provisions of the Memorandum of Articles of Association thereof. I declare that I am a resident* in the Hampstead Garden Suburb and that I have been continuously since _____ (at least 3 years before application) and am over 18 years of age.

Date _____ Signature _____

* 'resident' in the case of a corporation means entitled in the opinion of the Council of the Hampstead Garden Suburb Trust Limited to be treated as a resident of the Hampstead Garden Suburb.

Contacting The Trust

Residents are welcome to contact the Trust Manager, Jane Blackburn, on any aspect of the Trust's work.

862 Finchley Road, Hampstead Garden Suburb, London, NW11 6AB

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Company registration number: 928520 • Registered charity number: 1050098

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