

# Trust manager's report

**The Management Charge bills sent to all freeholders on the Suburb include:**

- **A balancing charge of £39.50 for the financial year 2005/2006;**
- **An estimated charge of £110 for 2006/2007.**

**The Trust has endeavoured to give freeholders prior warning of this substantial increase and previous issues of the Gazette explained the reasons for the increase:**

- **the Trust has in the past subsidised the Management Charge from its reserves but can no longer afford to do this;**
- **the Trust needs improved systems and sufficient staff to operate effectively in today's world;**
- **in appropriate cases the Trust needs to resort to the law to defend the Suburb against unsuitable development.**

The work of the Trust underpins both the unique environment of the Suburb and the premium on the monetary value of Suburb property. Many owners have told us that they recognise the Management Charge as a sound investment in the quality and value of their property. However the increase in the estimated charge for 2006/2007 to £110 is substantial and the Trust recognises that, taken with the balancing charge for 2005/2006, some residents may find it a burden.

The balancing charge of £39.50 is for the additional costs of operating the Trust in 2005/2006 over the estimated bill for £50 issued in August 2005. The

balancing charge is payable now, following the audit of the Trust's accounts for 2005/2006. A copy of the Annual Report and Accounts for 2005/2006 is sent free to all registered members of the Trust (there is an application form for membership on the back page of this Gazette). The Annual Report and Accounts can be sent to residents who are not members at a cost of five pounds or is available from the Trust website.

**The Trust will accept staged payments from those who find difficulty in affording the charge and will support applications to the Department of Work and Pensions from those in receipt of Pension Credit or Income Support. The Trust will also look in confidence at cases of serious hardship.**

Freeholders should be aware however that the Management Charge is mandatory (see clause 8 (b) (ii) of the Scheme of Management) and is enforceable.

The procedure for appealing against the Management Charge laid down in the Trust's Scheme of Management has been superseded and simplified by the Commonhold and Leasehold Reform Act 2002.

Anyone wishing to appeal against the charge should write for advice on how to make an application to:

Donald Brown,  
Regional Manager,  
London Rent Assessment Panel,  
1st - 2nd Floor, 10 Alfred Place,  
London WC1E 7LR.  
Tel: 020 7446 7700.

'Leasehold Valuation Tribunals. Guidance on procedure' can be found

at [www.rpts.gov.uk/pubs\\_and\\_forms/pdf/LVTguidance.pdf](http://www.rpts.gov.uk/pubs_and_forms/pdf/LVTguidance.pdf).

Copies of the Scheme of Management are available from the Trust Office.

If any freeholder is considering appealing against the amount of the Charge the Trust would welcome the opportunity to discuss their concerns. Please contact the Trust office to arrange an appointment with me. In addition the Management Charge will be discussed at the Trust Annual General Meeting at 8pm on 13th September 2006 at the Free Church Hall in Northway NW11. Residents and owners are all welcome to attend and speak. Members of the Trust are entitled to vote.

Membership of the Trust is open to anyone who has been continually resident on the Suburb for three years or more. There is a membership form on the back page of this Gazette, there is no membership fee.

The Trust exists to maintain and preserve the character and amenities of the Suburb and is committed to doing that more effectively and efficiently. If however you have concerns please do not hesitate to contact me to discuss them.



*Jane Blackburn, Trust Manager*

**Meet the Trust at the Annual General Meeting**

**8pm, 13 September  
Free Church Hall, Northway.**

**All welcome. Refreshments.**

**Visit the Trust on our new web site:  
[www.hgstrust.org](http://www.hgstrust.org)**