

Ask the Trust

WE INTERVIEW

JOHN HAYWOOD, ESTATE MANAGER FOR THE TRUST

In November 2006, John Haywood took on the role of Estate Manager for the Trust, a newly created post. His work is crucial to the preservation of the Suburb, so we asked him to explain what his job involves.

Your job is new. What do you do, and how does it help the Trust?

The Estate Manager is responsible for all the Trust-owned open spaces, allotments and private roads, and is in charge of the numerous maintenance requirements these produce. I am starting a programme of regular preventative maintenance and restoration – many of the roads and walls are getting on for 100 years old and are in desperate need of major renovation to keep up with modern usage. I also act as office manager, running office systems, dealing with health and safety, and I am on hand to respond to queries from residents.

As the Suburb is so large, it is difficult to notice everything that needs checking or correcting, so I am grateful when residents notify me of any concerns. Proper maintenance of the estate is a full-time job and the Trust Manager alone was not able to devote to it the amount of time the Suburb and residents deserve.

Keeping the areas the Trust owns in good repair needs careful planning, and I keep costs down by co-ordinating everything as efficiently as possible, getting competitive quotations for the work, and ensuring it is completed properly. My role helps the Trust as it means there is someone who looks



Lucas Crescent, Willifield Way

after the fabric of the Trust-owned spaces and ensures that they contribute to the overall appearance of the Suburb.

What do you deal with on a daily basis?

At any one time there are several major ongoing projects: at present we are working on reconstructing the roadway at Linnell Drive and a service road at the rear of The Bishop's Avenue. I also liaise with residents, allotment committees and contractors, and advise on issues regarding boundaries, leases, and communal open spaces. There are regular site visits to check on and deal with reported problems, or carry out inspections, and these can be about almost anything – potholes, drains, boundaries, hedges in those twittens owned by the Trust which need pruning or a retaining wall that needs repair.

How many areas of land are controlled by the Trust? What are some examples?

Within the Suburb there are 27 unadopted roads, and 85 separate pieces of land of which the Trust is freeholder, including 11 allotment sites and 10 tennis courts.

Unadopted roads include Turner Close and Turner Drive, Farm Walk, and the Bigwood end of Temple Fortune Hill. Barnet Council is not in charge of these, and it's up to us to deal with the problems caused by heavy vehicles or tree roots. The Trust also controls greens, some semi-private gardens, trees, and the occasional plots of shrubbery which sit between groups of houses and the road outside, such as those in Lucas Square and Lucas Crescent. The maintenance costs in semi-private areas are not covered by the management charge paid by all