

THE TRUST ~GAZETTE~

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Trust's Resolve Strengthened

The Trust's duty to protect the Suburb requires it delicately to balance the reasonable needs and aspirations of individual owners to alter their properties with the desire of all residents to maintain the leafy environment, architectural harmony and sense of community that makes the Suburb so special. The past year has been busy and productive.

The Trust has continued to rebuild its financial reserves from the low point of 2004. Investment, to produce annual income to support the Trust's work, is proceeding in a small portfolio of modest Suburb properties.

The improvement in the Trust's financial condition is reflected in the

increase in grants to organisations that benefit Suburb residents.

The Trust's increased financial strength also empowers it to resist unreasonable legal challenges and to take breaches of the Scheme of Management or other covenants to the courts if necessary.

However, while the Trust's finances appear to balance for the financial year, they only do so in relation to the non-Scheme of Management finances because we drew on income from the sale of freeholds and the release of covenants, which are non-renewable assets. This isn't sustainable in the long-term.

Continued on page 2 ►►

Delegates of the inaugural HGS study trip pose in the Council Chamber of Rothenburg's Town Hall



The Hampstead Garden Suburb Trust Annual General Meeting

7.30pm for 8pm start
Wednesday 10th 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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Trust's Resolve Strengthened (continued)

The Trust's success in defending the 2 Green Close case in the High Court and the Court of Appeal has had the effect of defining and strengthening the Trust's powers to protect the Suburb beyond purely architectural matters. The judgments issued by the courts (available through the Trust website) support the Trust; they also awarded the bulk of the legal costs to be returned to the Trust, and hence, in appropriate proportion, to residents.

Applications for alterations to Suburb property were up by over 30%

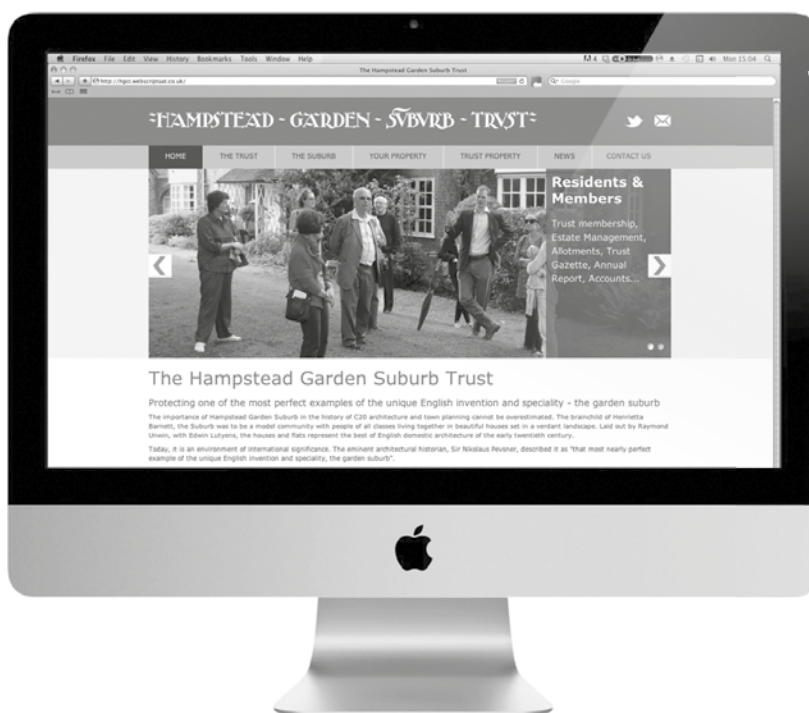
on 2012/2013. The buoyant London property market has not bypassed the Suburb and the pressure to increase the size of Suburb property, including by excavating basements, is greater than ever. The court judgments have strengthened the Trust's resolve generally to restrain basement development, and in those cases where a basement is considered acceptable by the Trust, to restrict it to the footprint of the house.

The Suburb is essentially a community and should not be

allowed to become a collection of empty investment properties.

The Design Guidance for the Suburb, adopted by the Trust and Barnet Council in 2010, has now been published by the Trust in an illustrated form and is proving an effective means of explaining the Trust's architectural policies to residents and their professional advisers. Copies are available on the Trust's website or from the Trust office and the Suburb Library.

Everything clicks in to place...



During September, the Trust's website content at **www.hgstrust.org** will be switching over to a fresh new design. The new look site will feature improved accessibility and functionality, with essential information and advice for residents and visitors

presented in a crisp, modern and easy-to-use format.

On the initiative of Trust Chairman Richard Wiseman, Education and Publications Assistant Lauren Geisler has worked closely with the Trustees



Helpful downloadable Technical Guides

and staff to produce a new site, meeting the Trust Council's objective to improve communications.

A series of downloadable Technical Guidance fact sheets will assist homeowners and architects when considering alterations to properties, and detailed staff contact information will enable the Trust to handle enquiries more efficiently.

Suburb significance recognised by new Royal Town Planning Institute President

The newly inaugurated President of the Royal Town Planning Institute (RTPI), Cath Ranson, visited Hampstead Garden Suburb on 5 February as one of a series of visits to mark the RTPI's centenary. She and her party were welcomed by the RTPI appointee to Trust Council, Pippa Aitken, and the Trust Life President, Dr Mervyn Miller, who is also a member of the Institute.

As part of her visit, Cath Ranson awarded the Hampstead Garden Suburb Trust a certificate to highlight the success of Hampstead Garden Suburb, and to mark its historical importance in worldwide planning.

The party was taken on a guided tour of the Suburb and then for a talk about the work of the Trust, held in the Trust office. Other guests were residents Judith Chaney (as the co-ordinator of the Suburb Character



RTPI President and officers are taken on a guided walk of the Suburb

Appraisal) and Jonathan Seres (of the Residents Association) and Garden Suburb ward Councillors John Marshall and Andrew Harper. Local resident Lester Hillman suggested and co-ordinated the visit.

The President presented the Trust with a book for the Library and a certificate to 'celebrate and acknowledge

the special contribution of Hampstead Garden Suburb to the evolution of the science and art of spatial planning and all that is involved in the development of communities that thrive'.

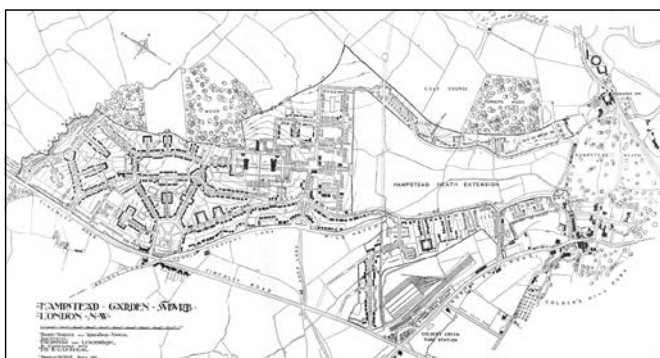
Awarding the certificate, as part of the Institute's centenary year, Cath Ranson said: "Hampstead Garden Suburb is internationally recognised as one of the finest examples of early twentieth century town planning, incorporating many elements of planning that today we take for granted – the importance of neighbourhood and community, the environment, and good design. I am delighted that the Royal Town Planning Institute is recognising its importance with the award of the Mature Planning Communities certificate to the Hampstead Garden Trust."

Showing the Suburb's unique architecture and landscape to the newly appointed president continues a long-standing tradition of RTPI visits to the area.

The master plan for the Suburb was prepared by Barry Parker and Sir Raymond Unwin. Unwin was President of the RTPI in 1915.

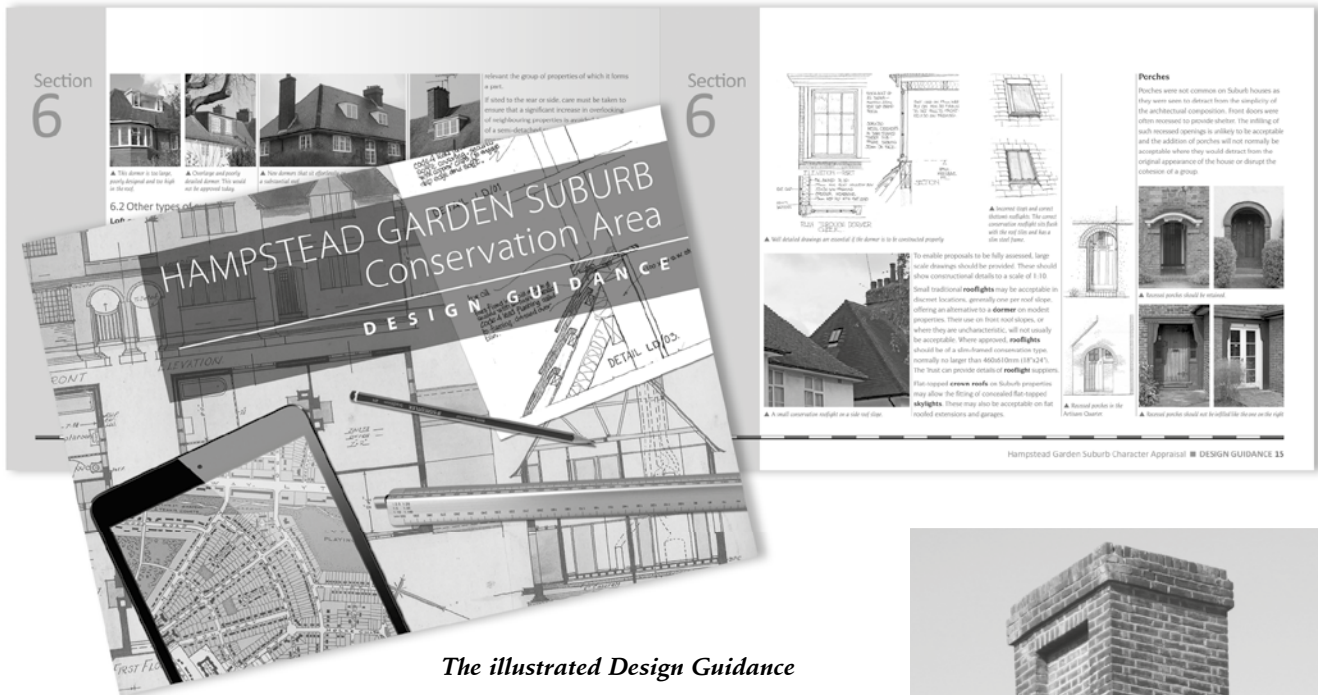


Cath Ranson with Hampstead Garden Suburb Trust Council Members, staff and guests



Unwin's 1911 map of the first phase of development of the Suburb

Design Guidance



The illustrated Design Guidance

This newly illustrated Design Guidance has been produced by The Hampstead Garden Suburb Trust working with Barnet Council.

In preparing the publication, the emphasis has been to use photographs and illustrations to bring to life the form, texture and detail of the architecture and landscapes of the area.

Hampstead Garden Suburb is internationally recognised as one of the finest achievements of the Garden City movement in terms of both its design and its conservation.

The illustrated guidance explains the policies governing changes to Suburb property.

It also assists owners and their professional advisers to recognise and employ the craft traditions used in the design and construction of the Suburb when repairing and altering buildings for modern needs.

The Guidance was adopted jointly by Hampstead Garden Suburb Trust and

Barnet Council in October 2010. This new, illustrated version is available as a hard copy from the Trust Office, the Suburb Library, and as a PDF on the Trust's website.



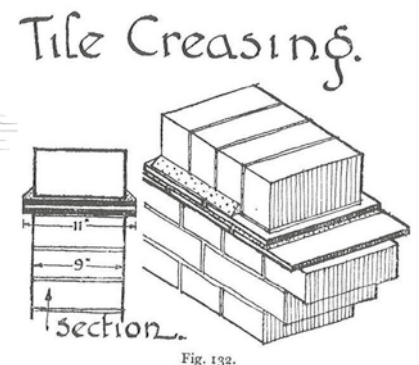
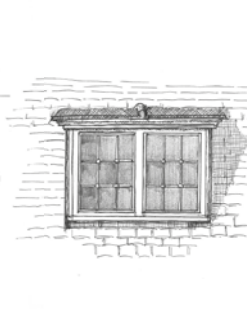
Leaded windows showing the different reflections. This cannot be replicated in modern double-glazed windows



Prominent chimneys reflect the importance of the open fire in early Suburb houses



A hipped roofed dormer and a flat lead roofed dormer



Detail of parapet with tile creasing

Enforcement of the Scheme of Management and Leases

Residents sometimes accuse the Trust of not taking action when the Suburb 'rules' (whether lease conditions or the Scheme of Management) are broken or infringed.

The Trust works in a variety of ways to correct such breaches or infringements, usually by discussion and persuasion, but sometimes through lawyers and the courts.

The legal process is long and slow. The courts rightly disapprove of cases getting publicity whilst they are in process. So residents are often left

feeling that nothing is happening, even when the Trust is, in fact, actively engaged in litigation.

An example of such a case, now resolved, is the illegal hard standing installed in the front garden at 43 Brookland Rise in July 2012. This involved the removal of part of a hedge and the creation of a crossover and a large area of paving. After the Trust took the then owner to court the hedge has, after nearly two years, been reinstated, the paving reduced and the crossover removed. Eventually

the scars will heal, the hedge and the grass verge will re-establish and the house will regain its proper setting, without the car in the front garden.



43 Brookland Rise in its original state with a small opening in the hedge to the front garden



Hardstanding, crossover and hedge removal carried out without consent



Car parked on illegally-created hardstanding



Verge and hedge replacement following enforcement



Reinstatement of original windows and porch by a new owner. Left: before; right: after

Successful Visit to Rothenburg

Inspired by Raymond Unwin's interest in the planning and architecture of German medieval hill towns, the Trust and the Residents Association, helped by Richard Webber of the Highgate Society, took a study trip to the Bavarian town of Rothenburg in May.

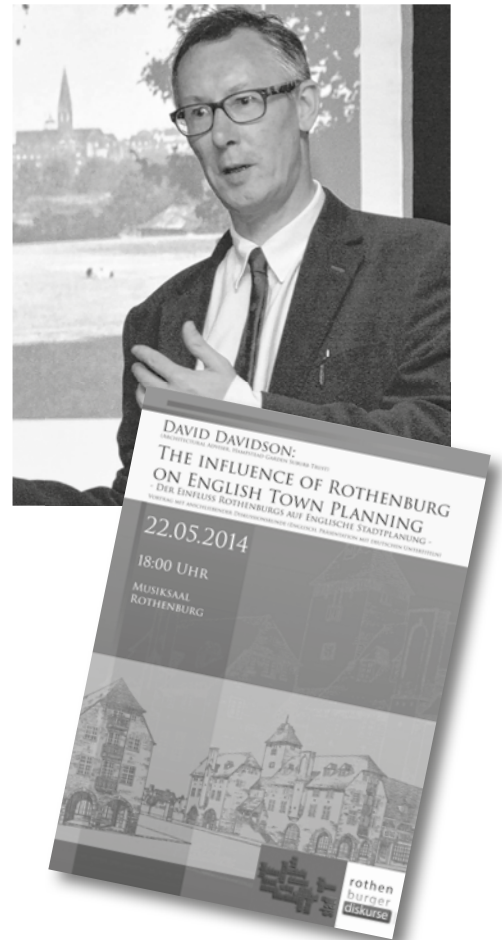
Unwin had used elements of the Rothenburg townscape to inform parts of his new Suburb in Hampstead. He was influenced by the Austrian town planner Camillo Sitte, who mentioned Rothenburg in his own writings, and he was impressed by German developments in modern town planning, particularly Garden Cities.

Germany was early to promote Garden City planning and Unwin was as influential in Germany as the country was to him. His 'Town Planning in Practice' was first published simultaneously in London and Leipzig in 1909.

Many illustrations from Rothenburg were introduced into Town Planning in Practice. These photos were given to the participants on the trip, who searched out the photographed views to see how they had changed. Unwin's attraction to the arrangement of streets, squares, arcades and gateways of Rothenburg have apparent and notable influences around the Suburb.

Our group was welcomed to Rothenburg on 20th May by the local tourist office and civic conservation professionals. The three-day trip featured walking tours and informative talks around the town, including a Nightwatchman's tour and briefings from Michael Knappe, the town's Conservation Manager and Jeorg Christophler, Head of Rothenburg's Tourism Service.

The group of 20 participants, comprising mostly Suburb residents, were granted exclusive access to conservation projects, and climbed scaffolding to see repairs to a medieval



David Davidson delivering his lecture and below, the lecture poster



Delegates exploring the streets of Rothenburg in Unwin's footsteps



The roofscape of Rothenburg, which Unwin was keen to emulate

timber framed house and a timber roof in the main square.

The trip concluded with a well-attended public lecture by the Trust's Architectural Adviser, David Davidson.

Following the success of this visit, the Trust has been contacted by a group of German students and a group of townsfolk keen to foster links between the Suburb and Rothenburg, and to learn about the Trust's conservation work.

David Davidson said of the study tour on his return that "Throughout our stay we were made very welcome by everyone we came across. I would recommend a visit to Rothenburg to all residents."



David Davidson and delegates meet with a local guide in the medieval Town Hall arcade



Delegates of the inaugural HGS study trip pose in the Council Chamber of Rothenburg's Town Hall

The Scheme of Management Charge

The Management Charge for 2014-2015 has been estimated at £135.40.

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. The regulations do not allow a sinking fund, so the estimated charge can vary substantially from year to year.

For 2013-2014 there is a rebate of £8.40* against each Management Charge. This is offset against the Charge for the current year 2014-2015 so that for most properties **the net amount payable in September 2014 is £127.00.**

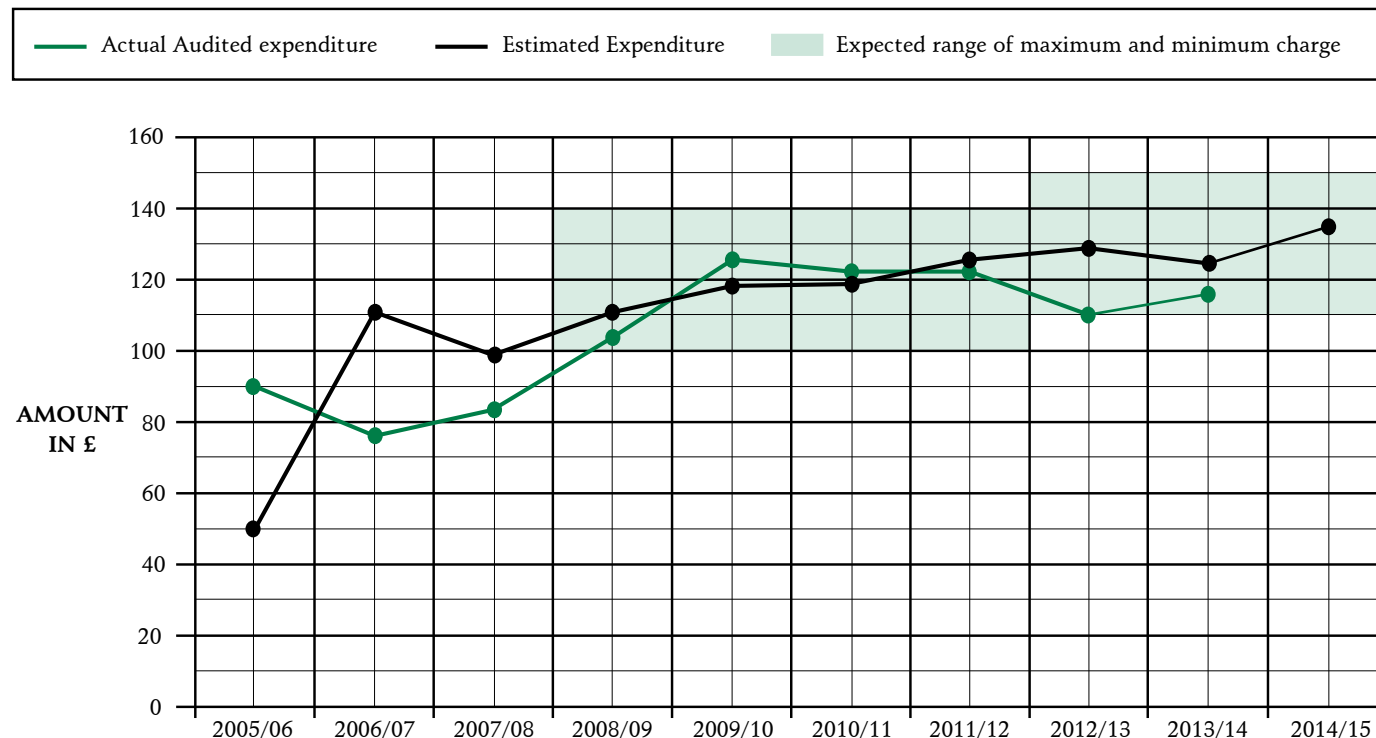
*the rebate is reduced for any property that became freehold after 5 April 2013.

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 2005/06 to 2014/15



YEAR	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Actual Expenditure	90	77	82	104	126	121	121	110	117	tbc
Estimated Expenditure	50	110	99	110	118	119	125	129	125	135

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 2014 monetary values for

each property unit liable to pay the Management Charge. The central expectation is that the Charge will be about £130-£135 annually.

The Management Charge 2005/2006 to 2014/2015

In 2007 the then Leasehold Valuation 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 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 organisations that carry out activities on the Suburb that are of benefit to residents.

As Trust finances continue to improve grants have increased from a total in 2006/2007 of £2,876 to a total in 2013/2014 of £13,958

Based on recommendations by the Grants Committee, grants were made in 2013/2014 as contributions to:

- Proms at St Jude's..... **£3000**
- Open House weekend **£800**
- Garden Suburb Theatre..... **£550**
- Fellowship House:
to help cover the cost of preparing proposals for extending, upgrading and refurbishing Fellowship House **£4,000**
- Fellowship:
For the alleviation of hardship on the Suburb (with special reference to ability to pay the Management Charge) **£700**

- St Jude-on-the-Hill:
For the replacement and installation of noticeboards..... **£1,438**
- The Abbeyfield Society:
To cover the Management Charge on Abbeyfield House and road sweeping charges..... **£300**
- Friends of Abbeyfield:
To support outings for residents..... **£250**
- Hampstead Garden Suburb Archives Trust:
To cover the annual rental of work and storage facilities at the Trust offices **£1,300**
- Resources for Autism:
Towards gardening equipment to enhance the front garden **£120**
- Alyth North Western Reform Synagogue:
To provide activity day camps for local primary school children (both Jewish and non-Jewish) on INSET days.... **£750**
- Orchard Housing Society:
Towards upgrading residential facilities for guests and visitors..... **£750**

Part of the Archive Trust's storage area at 862 Finchley Road



New Appointee to Trust Council

For the past nine years the Trust Council has been fortunate to have benefitted from the experience and knowledge of Pippa Aitken, the Royal Town Planning Institute (RTPI) appointed member.

The RTPI appointee plays an important role assisting the Trust in deciding applications for changes to Suburb property and formulating policy such as the Design Guidance.

Pippa has worked as a local authority planning officer and for major international planning consultants, heading teams at CB Richard Ellis

and Colliers International. Her breadth and depth of experience has been of particular value to the Trust Council when dealing with planning disputes and litigation.

Succeeding Pippa is Alison Blom-Cooper, a chartered Town Planner and member of the RTPI with over 30 years' experience across the public and private sectors. Alison was appointed by the RTPI in April this year.

After nine years at Addison & Associates, with the last five as Director, Alison recently established Fortismere Associates, offering



Pippa Aitken

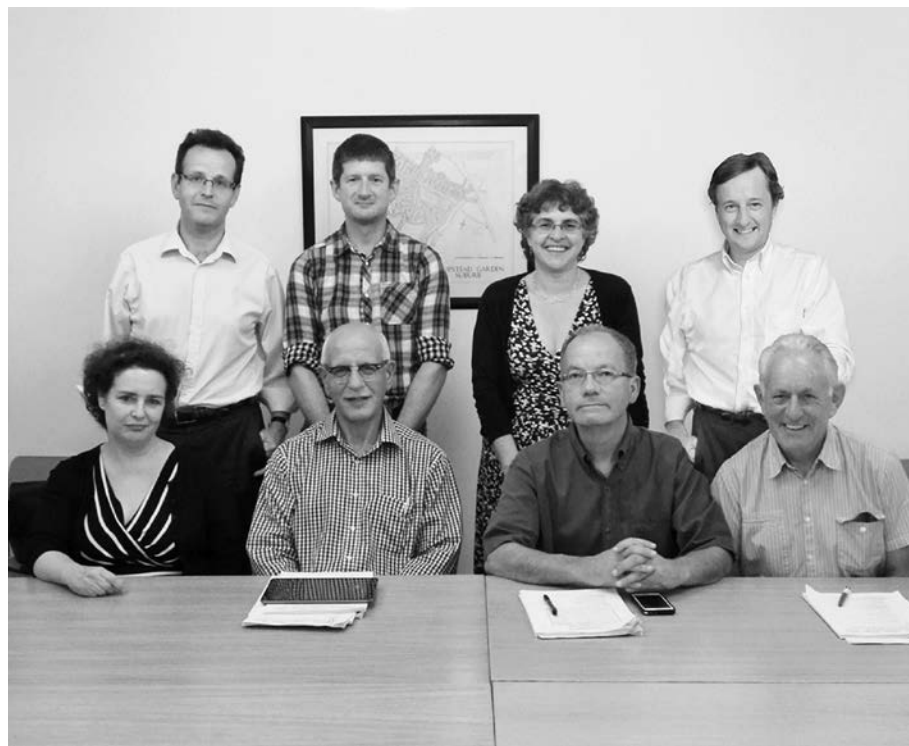


Alison Blom-Cooper

planning, design and management consultancy support for communities and the public sector.

Her experience as a consultant planning inspector, as an Investigator for the local government ombudsman and her extensive contributions to the improvement of local authority planning services make Alison a very valuable addition to the Trust Council.

The Trust Council in July 2014



Back row: Appointed (l-r): Jonathan Ross, Simon Hurst, Alison Blom-Cooper, Tim Leach. Front row Elected (l-r): Claire Calman, Richard Wiseman, Saul Zadka, Michael Franklin

The eight Trust Council members (the Trustees) represent a balance between the interests of Suburb

residents and the wider public, in conserving and regulating this unique area. Four members of the Trust

Council must live on the Suburb, and are elected by those residents who have chosen to be members of the Trust. At least one of these places must be made available for election each year. This year Saul Zadka stands down after a three year term of office.

The remaining four members must not be Suburb residents, and are appointed by eminent national bodies; the Royal Institute of British Architects, the Victorian Society, the Law Society and the Royal Town Planning Institute.

The balance between the elected and appointed Trustees on the Trust Council creates stability and ensures residents are properly represented without allowing a particular interest group to control the Trust.

24. RESOURCES EXPENDED ALLOCATED TO FUNDS AND RELATING TO MANAGEMENT CHARGE YEAR ENDED 5 APRIL 2014

Expenditure items	Total £	General Fund, Designated & Restricted Funds £	Scheme of Management £	Cost per charge £	2012/2013 £
1. Staff costs:	415,644	66,503	349,141		
Staff salaries inc PAYE & NI, contract & temporary staff, employee & volunteer expenses, training costs					
Less:					
Income from fees on freehold applications			(126,967)		
Net staff costs			222,174	59.29	51.52
2. Premises costs:	89,647	14,344	75,303	20.10	12.32
Office rent, utilities, telephone, Council Tax, repairs and renewals, cleaning etc.					
3. Administrative costs:	75,899	12,144	63,755	17.02	14.26
Insurance (except for Trustees), office equipment, printing, postage & stationery, public relations, bank charges, depreciation					
4. Governance costs:	6,431	1,029	5,402	1.44	1.61
Trustee insurance etc.					
5. Projects and amenities costs:	157,672	137,027	20,645	5.51	7.85
Maintenance of amenity areas and other projects					
6. Legal costs:	131,691	52,464	79,227		
Less:					
Legal costs recovered			(60,571)		
Net legal costs			18,656	4.98	15.04
7. Other professional costs:	34,220	11,876	22,344	5.96	4.67
Arboriculturalist, human resources, valuation and other advice					
8. Audit fees:	11,874	3,312	8,562	2.28	3.14
Expenditure	923,078	298,699	436,841	116.58	110.40
Income from fees on freehold applications			126,967		
Income from recovery of legal fees			60,571		
Total management charges including in-year enfranchisers			468,596		
Total income			656,134		
Total expenditure			624,378		
Balance of Management Charges to be (charged) credited to freeholders			31,756	8.40	rounded figures

At 6 April 2013 3,737 management charges payable. At 6 April 2014 3,757 management charges payable.

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.

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Company registration number: 928520 • Registered charity number: 1050098

HAMPSTEAD - GARDEN - SUBURB - TRUST