

THE TRUST ~GAZETTE~

PUBLISHED BY THE HAMPSTEAD GARDEN SUBURB TRUST LIMITED

ISSUE No. 13

SEPTEMBER 2015

A Great Achievement

In Parker & Unwin's 1905 book, *The Art of Building a Home*, Raymond Unwin wrote, 'in the oldest cities we sometimes find a wall with the country coming right up to the gates', and it is clear that he wanted to bring this feeling to the Suburb.

The Great Wall, constructed 1910-12, forms an abutment between the rural Heath Extension and the townscape of the Suburb. The wall was imaginatively designed and detailed by artist and collector Charles Paget Wade. It is modelled on the walls that encircle medieval fortified towns, and is peppered with gazebos and pavilions. While working on the Suburb, Wade brought delicate features to the buildings and structures he designed, with exquisitely detailed drawings, as

well as illustrating several of Parker and Unwin's books. His house and a large collection of treasures at Snowhill Manor were left to the National Trust.

Following on from a successful restoration of the part of the wall owned by the Trust known as Sunshine Corner between 2009 and 2011, a programme of work was instigated which aimed to conserve and repair the main sections of the Great Wall. The wall forms the boundary of the gardens of five properties, with the owners of each funding the work to their section. The project has been successful thanks to the cooperation of the individual owners, the City of London Corporation, and the Trust which acted as contract administrator and supervisor.

Continued on page 2 ►►

The Hampstead Garden Suburb Trust Annual General Meeting

**7.30pm for 8pm start
Wednesday 9 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



The Great Wall in July 2015

THE GAZETTE AT A GLANCE

A Great Achievement.....	1
Annual Review	2
Staff Changes.....	3
Correcting Architectural Details	4
Tree Survey	5
Tennis Courts.....	6
Walks, Talks and Education.....	6
Management Charge.....	8
Grants	9
Trust Council.....	10

A Great Achievement (continued)

The Great Wall was last repaired in the 1970s. Although the survey was thorough, the actual work was, by today's conservation standards, poorly carried out; particularly the brickwork repairs and pointing. In the intervening

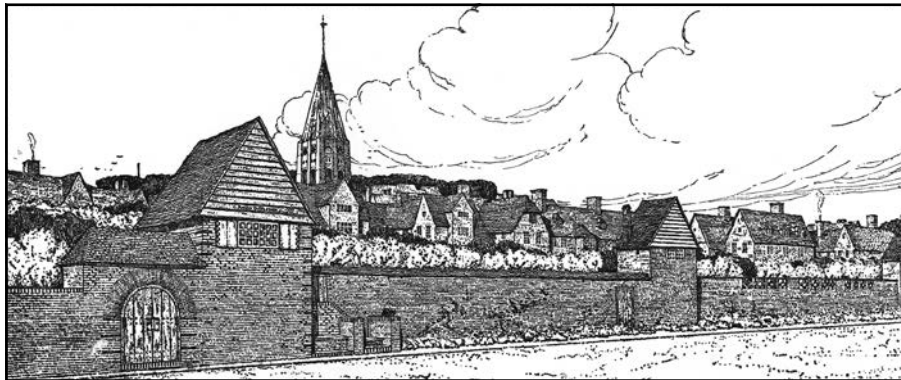
years the wall has been neglected and invaded by ivy growth. This had almost entirely hidden the wall from view. There was no management regime in place to control this growth and monitor the wall.



Builder Martin Goodchild and Michael Tutton, Trust architectural adviser

Completion of the project as a whole is expected in late summer 2015. Once the work is complete, a management plan will be put in place to monitor the wall with regular inspections, seasonal clearance of invasive vegetation and a detailed quinquennial inspection.

You can read more about The Great Wall in the Area 4 section of the Character Appraisal which is available on our website.



Charles Paget Wade's 1909 drawing of The Great Wall

Annual Review

Aside from the staff changes detailed on page 3, the bulk of the Trust's work has continued as usual.

We did large numbers of site visits and inspections, slightly fewer applications for consent than last year, and various educational events such as walks and talks. Our website has been updated with much more information, and a layout that works on multiple devices.

We have continued the cyclical maintenance of the Suburb's open spaces and Trust-owned areas, and we have repaired and refurbished the Central Square tennis courts and The Great Wall for the benefit of all residents.

The Trust continues to make grants to local organisations that benefit Suburb residents. These are detailed on page 9. Copies of the Annual Report & Accounts are sent to Trust Members.

Key achievements for the Trust this year:

- 260 planning applications received
- 821 site visits and inspections from the Architectural team
- Tree Survey heading for completion
- 34 Infringement Notices served
- 20 Infringements resolved and lifted
- 6 enforcement cases
- 612 visits by the Trust's arboricultural consultant
- More than £50,000 in grants to Suburb good causes
- 5 guided tours of the Suburb
- Major road reconstructions on Turner Close and Linnell Close
- 1 tennis court refurbished with another on the way
- Substantial progress made on repairs to the Great Wall



Tree Survey heading for completion



1 tennis court refurbished with another on the way

Staff Changes

Crucial to the smooth running of the Trust is its staff. There have been a number of changes over the past twelve months.

In January, Trust Manager Jane Blackburn retired after ten years of dedicated service. Jane was popular with Trust staff, Trustees and residents, and her positive determination served the Trust well.

Jane oversaw numerous improvements to the Trust's work and procedures which have enabled it to attain the improved financial position it has today. Jane also helped the Trust to establish its legal position in pursuit of several cases.

Along with her professional knowledge and experience, Jane brought a warm, personal touch to her work, and she was always happy to talk with residents whenever they asked for her. Jane was given a heartfelt send-off with speeches from staff and Trustees past and present, and she leaves to pursue a new cooperative housing project near Colchester.

Taking over from Jane is Nick Packard, who had been the Trust's Estate Manager since 2009. Nick started in

his new role in February 2015, and his knowledge of the Suburb and Trust office procedures have set him in good stead. Jane and Nick worked side-by-side for many years, helping to ensure a smooth handover.

Nick's work as Estate Manager included numerous repair and maintenance projects around the Suburb, most recently at Linnell Close and Turner Close. The role of Estate Manager has come into its own since it was first established at the Trust, with key tasks including large-scale reconstruction works, and ongoing cyclical maintenance.

Nick's promotion meant the Trust needed a new Estate Manager, which it has found in experienced Chartered Surveyor Jane Horder. Jane has settled in well, taking responsibility for freehold valuations and managing the fabric of the soft and hard landscaping of the Trust estate.

Lauren Geisler has also left the Trust after several years. She started as Estate Manager's Assistant, then served as Planning Assistant, and finally as Education and Publications Assistant. These varied roles meant Lauren was involved with a large proportion of the Trust's work.

She helped instigate and support a number of projects which have helped



Jane Blackburn at her leaving party

to promote the work of the Trust, including publication of Dr Eva Jacobs' Notable Residents book, and a series of self-guided tours.

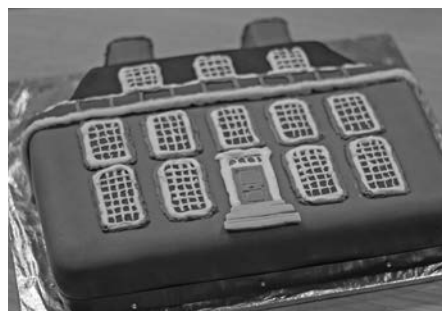
Another of Lauren's significant achievements was the complete redesign of the Trust website, a crucial tool, and a priority for the Trust Council in its efforts to improve communications. Lauren worked with Trustees and staff, and liaised with a design firm and web design agency to produce the new site. It has a fresh new look, and its design is now much more accessible to users, including those on mobile devices. The functionality of the website is also much greater, allowing residents and contractors to find more information, book Trust services such as the new Central Square tennis court, and has the potential for future expansion.

Lauren also regularly led walking tours for audiences ranging from Proms-goers to primary school children, all supporting the Trust's objectives to inform and educate.

Paul Capewell took over from Lauren in the role of Information and Communications Assistant. Paul had previously worked with the Trust in a series of internships while studying at university.



Ex-chairman Angus Walker and David Davidson



The Trust office cake made by David Davidson and Marjorie Galbinski

Correcting Architectural Detail

The Trust is often asked what action it is taking when residents make inappropriate alterations to their houses without consent.

Whether through conditions in the lease, or the Scheme of Management, the Trust can correct such breaches or infringements through discussion and the cooperation of owners and contractors, and occasionally by taking legal action.

In the past year, 34 infringements were logged, and another 20 were lifted. As well as officially logged infringements, the Trust's architectural advisers are regularly on site to ensure alterations are taking place according to the plans which were granted consent.

The Trust has sought corrections to various breaches in the past year, including unauthorised hardstandings,



An unauthorised front door

removal of hedges, incorrect rooflights, plastic pipework, poor placement of satellite dishes, damage to brickwork, and the removal of planting. Trust staff work closely with contractors and residents to ensure the use of the most appropriate materials, detail and finishing.



A correct front door replacement



Dormer mid-construction, too close to hip



Dormer after relocation to midpoint between hip and chimney



An unapproved up-and-over garage door



An appropriate garage door replacement

Surveying the Trees of The Suburb



Trees are very important to the character of the Suburb

Trees are a key characteristic of the Suburb. They add beauty and colour, complement the architecture, and are vital to the health of local residents and wildlife.

Started in 2012, the Trust's tree survey project is now well on its way to completion. Following on from the Character Appraisal, a similar project which took into account the architecture of the Suburb, volunteers led by former Trustee Judith Chaney have been surveying the Suburb's trees.

The Tree Survey, due for completion in early 2016, takes a detailed look at significant trees visible from the public realm, e.g. not street trees, but those in the front and rear of properties, and in open spaces, and how these affect the streetscape. Many trees are as old as the Suburb itself, and a small number actually predate the Suburb, where they would have originally formed field boundaries.

For the purposes of the survey, the Suburb has been divided into sixteen

distinct areas, similar to the Character Appraisal, and these areas are each given an overview, map, and spreadsheet of trees as observed.

One reference for original Suburb trees is a 1907 plan by Raymond Unwin. Trees marked on this map, along with trees subject to a Tree Protection Order, or TPO, are added to a base map. This map is then added to and corrected by dedicated volunteers who walk the streets of the given area, making notes of their observations.

Recommendations will be made to the London Borough of Barnet for new TPOs for those trees deemed to be of exceptional significance to the streetscape, and consideration is given to those trees which add to the architecture of a particular building or group of buildings.

Once the tree survey is complete, it is hoped that the recommendations will be taken on by Barnet, and that the document will itself become helpful to residents, contractors and researchers in assessing the contribution of trees to the character of the Suburb. This work helps the Trust assess what is there, enabling us to protect against threats, and to plan for the future.



Northway



Oakwood Road

Anyone for Tennis?

Following the expiry of a lease, the Trust is in the process of refurbishing two tennis courts on Central Square.

Early in 2015, the Trust refurbished the first court and instigated a booking system allowing it to be used by Suburb residents. The court has proved exceptionally popular in the run-up to summer, and the Trust has plans to refurbish a second court, opposite, in late summer.

The Suburb has a long history of enjoying tennis as a recreational activity as well as a competitive sport. Henrietta Barnett particularly wanted residents to feel the benefits of ‘open spaces, fresh air and stimulating activities’. There are a number of private tennis clubs should residents wish to take their game further, but the Trust hopes these courts on Central Square will allow Suburb residents to try the sport.



Central Square tennis courts

The court(s) can be booked via the Trust website: <http://tinyurl.com/hgstc> and users receive a confirmation email for their booking.

Comments or queries regarding the courts can be made via the Trust office – details can be found on the back page of the Gazette.

Walks, Talks and Education

One of the Trust's duties is to show residents, contractors and other interested parties how important the Suburb is, and what the Trust is doing to protect it.

We do this with a programme of talks, guided tours, publishing via the web and social media, and printed materials. The Trust Council sees this wider understanding and appreciation of the Suburb as vital to ensuring its protection.

In September 2014, the Trust launched its new website – the first redesign in a number of years – with much more information for property owners and



The Trust website

contractors, a fresh new look, and a more modern layout for navigating on mobile devices. The Trust's Education and Publications assistant Lauren Geisler worked closely with Trustees and staff to bring this significant project to completion. The website now receives around 2,000 visitors per month.

In December, Members of the Trust company gathered in the Henrietta Barnett School's main hall to enjoy a glass of wine and seasonal snacks as they listened to Trust Architectural Adviser David Davidson explain the special connection between Rothenburg and the Suburb. This winter lecture followed a visit to the German town in the summer from various Suburb residents and Trust representatives.

International interest in the Suburb from academics and scholars continues, and the Trust has hosted several visits from individuals and groups wishing to understand the origins and development of the Suburb, as well as the ways in which the Trust maintains the integrity of the area. In the past year we have hosted visits by academics and professionals from Luxembourg, Finland, Germany, Taiwan, and Japan. With the assistance of the Trust, the Suburb has been the subject of work at undergraduate and postgraduate levels for various students around the world.

In May, the Trust welcomed visitors from Japanese community design agency Studio-L who were interested in the Suburb's beginnings, and how the Trust works with residents, contractors, and the local authority to ensure its preservation.

Since the extension of the Trust office at 862 Finchley Road, we now have more space to accommodate visitors and researchers. The library contains a



David Davidson, the Trust's Architectural Adviser, delivered a winter lecture on the links between Rothenburg and the Suburb



Trust Manager Nick Packard led a Suburb tour for Japanese design agency Studio-L

wide range of materials relating to the Suburb, residential architecture and town planning, and features desks and chairs. This area is also now covered by Wi-Fi for the use of visitors and researchers. The space is regularly used by the Hampstead Garden Suburb Archive Trust, and we welcome enquiries from visiting scholars,

academics, and others with an interest in the Suburb.

Trust staff also got involved with the Proms at St. Jude's this summer, leading Suburb walking tours on subjects as diverse as street trees, the Suburb in wartime, and explaining the Trust's work.

The Scheme of Management Charge

The Management Charge for 2015-2016 has been estimated at £140.72.

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 charge can vary substantially from year to year.

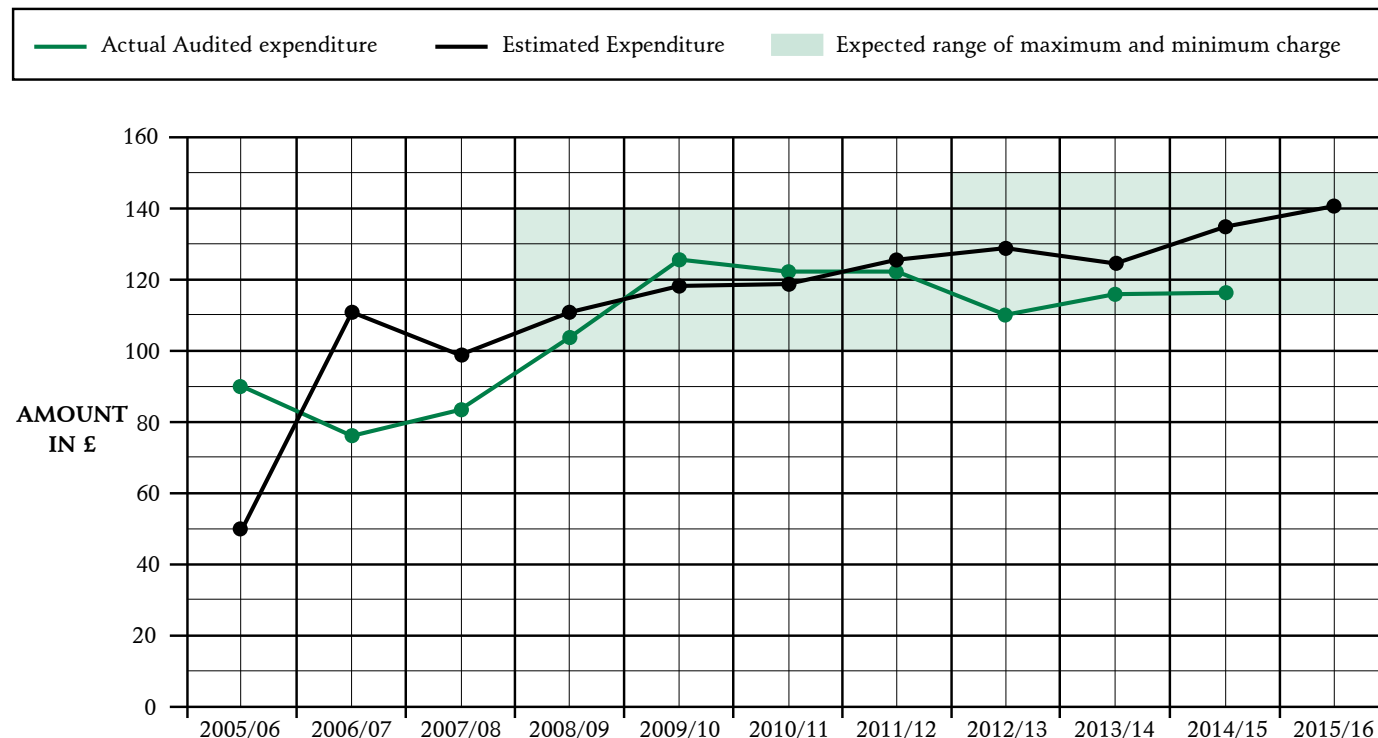
For 2014-2015, there is a rebate of £17.72 against each Management Charge. The rebate is reduced for any property that became freehold after 5 April 2014. This rebate is offset against the Charge for the current year 2015-2016 so that for most properties **the net amount payable in September 2015 is £123.00.**

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 2015/16



YEAR	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Actual Expenditure	90	77	82	104	126	121	121	110	117	118	tbc
Estimated Expenditure	50	110	99	110	118	119	125	129	125	135	141

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 2015 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 2015/2016

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

The Trust is able to make grants to local organisations whose work benefits the Suburb and those who live there. Payments are made from its own funds (rather than from the Scheme of Management) under the terms of its constitution.

The total amount granted in 2014/2015 has increased to £14,500 from £2,876 in 2006/2007.

Based on the recommendations of the Grants and Amenities Committee, these grants are as follows:

- **£3,000** to the Proms at St Jude's
- **£1,300** to the HGS Archive Trust to cover their accommodation costs in the Trust office
- **£800** to Open City London
- **£2,850** to Fellowship towards the front garden at Fellowship House
- **£2,000** to St Jude-on-the-Hill towards notice boards and reinstatement of hedging
- **£500** to the Free Church towards replacement of a grand piano

- **£550** to the Garden Suburb Theatre towards the cost of a performance in Little Wood
- **£450** to the Orchard Housing Society towards replacing fruit trees
- **£500** to Alyth Synagogue for Shalom suppers
- **£300** to Abbeyfield to reimburse Management Charges and road sweeping charges, and a further **£250** to support a programme of outings

- **£500** to Golders Green Quaker Meeting House for installation of lightweight iron gates
- **£1,500** to Northway Gardens Animal Park to fund a pirate ship in the play area redevelopment.

A grant of **£22,000** was also made towards the building work at Fellowship House, and St. Jude's Church received a **£15,000** annual grant towards the fabric of the building.



Fellowship House extension

The Trust Council in July 2015



Back row (l-r): Jonathan Ross, Elspeth Clements, Alison Blom-Cooper, Tim Leach
Front row (l-r): Claire Calman, Richard Wiseman (chairman), Michael Franklin, Michael David White

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

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.

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. See back page to become a Member.

The remaining four Trustees 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.

Election and Appointment to the Council in the Past Year

The departure of Saul Zadka after three years in office left one vacancy for a resident Trustee. David White was nominated by Pia Duran and David Littaur. As there was only one nomination there was no ballot. David, a chartered accountant and licensed insolvency practitioner, has lived on the Suburb since 1960, and has been involved with the Garden Suburb Theatre and is the Church Warden for St Jude's.

There was one vacancy for a member appointed by the Royal Institute of British Architects created by the retirement of Simon Hurst, who was first appointed on 20 May 2003.

Simon runs a small architectural practice specialising in work to listed buildings and new contextual design in conservation areas. He is a Member of the Art Workers Guild and has a particular interest in building craftsmanship and in the architecture of Classicism. During his time as a Trustee he chaired the Properties and Plans Committee and brought a keen eye for detail and knowledgeable design advice to guiding the Trust's decisions on alterations to houses and other properties.

On 1 April 2015 the RIBA appointed Elspeth Clements as Simon's successor. Elspeth is a member of RIBA Council



Simon Hurst



Elspeth Clements

and is an accredited RIBA Conservation Architect. She works in partnership with David Porter as Clements & Porter Architects, founded in 1979. She is also Chairman of the Highgate Society Planning Group and wrote part of the Highgate Conservation Area Appraisal.

24. RESOURCES EXPENDED ALLOCATED TO FUNDS AND RELATING TO MANAGEMENT CHARGE YEAR ENDED 5 APRIL 2015

Expenditure items	Total £	General Fund, Designated & Restricted Funds £	Scheme of Management £	Cost per charge £	2013/2014 £
1. Staff costs:	433,675	69,388	364,287		
Staff salaries inc PAYE & NI, contract & temporary staff, employee & volunteer expenses, training costs					
Less:					
Income from fees on freehold applications			(139,108)		
Net staff costs			225,179	59.72	59.29
2. Premises costs:	53,280	8,525	44,755	11.87	20.10
Office rent, utilities, telephone, Council Tax, repairs and renewals, cleaning etc.					
3. Administrative costs:	68,213	10,914	57,299	15.20	17.02
Insurance (except for Trustees), office equipment, printing, postage & stationery, public relations, bank charges, depreciation					
4. Governance costs:	6,299	1,008	5,291	1.40	1.44
Trustee insurance etc.					
5. Projects and amenities costs:	138,300	109,820	28,480	7.55	5.51
Maintenance of amenity areas and other projects					
6. Legal costs:	61,414	8,029	53,385	14.16	4.98
7. Other professional costs:	29,105	7,701	21,404	5.68	5.96
Arboriculturalist, human resources, valuation and other advice					
8. Audit fees:	10,050	1,608	8,442	2.24	2.28
Expenditure	800,336	216,993	444,235	117.82	116.58
Income from fees on freehold applications			139,108		
Total management charges including in-year enfranchisers			511,771		
Total income			650,879		
Total expenditure			583,343		
Balance of Management Charges to be (charged) credited to freeholders			67,536	17.72	rounded figures

At 6 April 2014 3,757 Management Charges payable. At 6 April 2015 3,784 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 Trust Manager, Nick Packard, on any aspect of the Trust's work.

862 Finchley Road, Hampstead Garden Suburb, London, NW11 6AB
Tel: 020 8455 1066 • Website: www.hgstrust.org • E-mail: mail@hgstrust.org • Twitter: @HGSTrust
Company registration number: 928520 • Registered charity number: 1050098

HAMPSTEAD - GARDEN - SUBURB - TRUST