

# THE TRUST ~GAZETTE~

PUBLISHED BY THE HAMPSTEAD GARDEN SUBURB TRUST LIMITED  
ISSUE No. 15

SEPTEMBER 2017

## Central Square Flowerbeds Restoration

**The centre of Dame Henrietta Barnett's Hampstead Garden Suburb has always been its formal Central Square, including public gardens, tennis courts, houses of worship, and the educational institute, now the Henrietta Barnett School.**

More than a hundred years on from the foundation of the Suburb, the Trust has been involved, as part of a group including representatives from several Suburb bodies, in a project to reinvigorate the flowerbeds on the Square.

Money was raised for a flowerbed restoration project from local residents and organisations including the Trust, the Hampstead Garden Suburb Residents' Association, Central Square Residents' Association, and the London Borough of Barnet, which owns the Square. Delivery of such a large amount of plants and soil also meant use of the car park at St Jude's Church.

The restoration of the Central Square flowerbeds had its official launch on Friday 7 July 2017. For more than a

*Continued on page 2 ►►*



*Central Square from the Henrietta Barnett School*

### **The Hampstead Garden Suburb Trust Annual General Meeting**

**7.30pm for 8pm start  
Wednesday 13 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 GAZETTE AT A GLANCE**

Flowerbeds Restoration .....	1
Progress on Flowerbeds Restoration ..	3
The Trust's Year in Review.....	4
Walks, Talks and Visitors .....	5
Hardstandings and Paving.....	6
Improvements and Reinstatements .....	7
Management Charge.....	8
Grants .....	9
Trust Council.....	10

---

# Central Square Flowerbeds Restoration (continued)

year, work has taken place to re-line the beds, build them up with extra soil to cope with the sometimes high water levels, and plant them up over eight weeks with nearly 9,000 plants.

The scheme was designed and overseen by Stephen Crisp of SPC Designs, with the Trust acting as project administrator. The planting was carried out by Jonathan Gordon Ltd. Crisp went back to original plans and photographs of the Square as designed by the eminent architect Sir Edwin Lutyens.

Crisp's scheme draws heavily on Lutyens' plans, with clipped beech 'cubes' at prominent corners of the beds that bring to mind the Square's original rows of clipped lime trees (see below). The new planting also includes plants of various textures and colours to ensure interest throughout the year. A regular maintenance schedule has been put in place by the Trust to ensure that the scheme will continue to flourish for years to come.

The beds have been raised with the addition of 85 tons of soil and mulch to ensure proper drainage, and the edges have been lined with metal strips to keep the straight edges beds



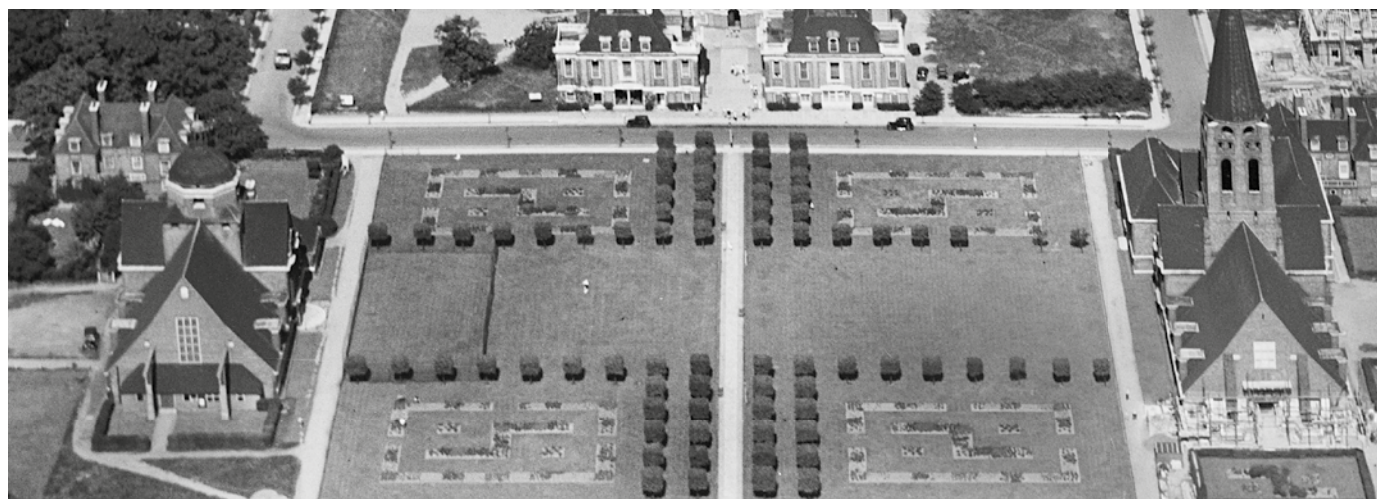
***The Mayor of Barnet, Mike Freer MP, and Stephen Crisp***

looking sharp – as Lutyens had intended, in keeping with the formality of the buildings around the Square.

In recognition of the importance and accessibility to all Suburb residents of Central Square, in recent years the Trust has been involved in improvements to property adjoining the main Square, refurbishing two tennis courts for the use of Suburb residents and approving alterations to the Church Rooms. Following Barnet's adoption of its new parks and open spaces strategy, and the

successful installation of the flowerbeds, the Trust is in discussion with Barnet about the longer term future of the main Square.

The Mayor of Barnet and MP for Finchley and Golders Green Mike Freer were on hand to bring the finishing touches with the use of Dame Henrietta's own "spade that has turned many sods" – it was used in ground breaking ceremonies for many of the Suburb's most significant buildings, including the very first cottages on the Suburb in Hampstead Way.



***Central Square in 1935 with Lutyens' cruciform layout***

---



---

# Progress on Flowerbeds Restoration



*Spring 2016*  
*Marking out the beds*



*Summer 2016*  
*Edging the newly-aligned beds*



*Autumn 2016*  
*Adding 80 tons of topsoil*



*Winter 2016-17*  
*Planting 9000 plants*



*Early 2017*  
*Work continues*



*Summer 2017*



*July 2017*  
*Official launch of the restored flowerbeds*

# The Trust's Year in Review

**The Trust has had another productive year, with several unusually large scale projects completed alongside its day-to-day tasks. The routine work of processing applications for alterations, approving materials for works on site, answering queries from residents/agents/professional advisors regarding Suburb property and maintaining the Trust's own estate, takes up a large amount of staff time.**

This year the Trust undertook to renew its photographic survey of the Suburb. Beginning in 1985, the Trust has systematically photographed properties on the Suburb from the road at various intervals. These photo surveys provide a reliable snapshot of the appearance of each property. The last survey having been carried out in 2012, the Trustees approved a new survey for 2017. This methodical approach to a single snapshot in time is in addition to the more ad-hoc photographs taken on site visits, and annual photographs of the Trust maintained areas of the estate.

The photographic survey is one of the Trust's most powerful tools, not just in terms of identifying when changes have been made to a property, but also day-to-day for office staff to quickly familiarise themselves with the details of a property when dealing with an enquiry. A common example is when residents call to discuss repairing or replacing windows. There are various different types of windows across the Suburb, so each property needs individual consideration. In such a case, during a phone call, staff can look at a photo of the property from the survey, determine the type of windows and send to the owner a list

of manufacturers that may be able to assist with repair or replacement. In this way, the efficiency of the Trust's operation is increased as the number of site visits is considerably reduced.

Walking every road on the Suburb and taking 20,000 photographs (not to mention editing, naming and sorting the files) is no small undertaking, but the results prove invaluable to the Trust's work. It is anticipated that the exercise will continue to be repeated at regular intervals.

The Trust's involvement in the restoration of the Central Square flowerbeds is detailed elsewhere in the Gazette. The Trust is currently liaising once more with SPC Designs and gardener Jonathan Gordon to put in place a new scheme for Sunshine Corner, which overlooks the Heath Extension at the bottom of Heathgate. This will replace the current wildflower meadow which has been found to give limited interest during the year, in part due to the quality of the soil.

Alongside cyclical maintenance work on its estate, the Trust has also completed repairs to the retaining wall at Corringham Road and a communal square on Temple Fortune Lane.

The Trust's comments on the proposed development brief for Golders Green, immediately adjacent to the Suburb, required significant work including the production of important photo montages of the impact of a potential tall building on parts of the Suburb. The comments are available in full on the Trust's website.

The Trust owns and operates a small number of properties on the Suburb, including its own 1930s Soutar designed office building on Finchley Road.

## The Trust's Year in Numbers

- 276 planning applications received
- 10 new infringements recorded
- 18 infringements resolved and lifted
- 2,500 bookings for our two Central Square tennis courts
- 667 architectural site visits
- more than 400 arboricultural site visits
- Around 30,000 photographs taken
- Grants of £28,935 made to various Suburb good causes



*Central Square tennis courts*

Repairs to the first and second floor windows have just been completed. This is part of a rolling scheme to ensure the maintenance of the fabric of the building as a whole and maintain its value. In accordance with its investment policy, the Trust also rents out a small number of flats on the Suburb. These are purchased out of the Trust's own funds and their income contributes to the costs that the Trust shares with the Scheme of Management. In the last year, a new flat was purchased, refurbished and let.

The Trust also continues to give a series of grants to local organisations – details of these can be found on page 9.



---

# Walks, Talks and Visitors

**The Trust aims to keep others informed of its work and responsibilities through its website and social media channels, as well as through printed publications, and engaging with third parties. This also includes a programme of walks and talks, and meeting with visitors to the Suburb.**

As well as maintaining relationships with organisations close to home, the Trust welcomes interest and visits from further afield. This year we have welcomed various people including a group from a Swedish architecture firm looking to take inspiration from the Suburb in a new development as well as a London organisation with similar goals near Brent Cross.

Walks and talks have also been delivered to a wide range of educational institutions, including a group from the International Planning Group at Bartlett School of Architecture, and to Years one and two of the Suburb's own Annemount School. In early summer, we also showed an eager group from the Greater London Architecture Club around the Suburb.



*The Trust's Winter Lecture*

As part of the annual Proms at St Jude's, the Trust led three walking tours with Marjorie Galbinski talking about conservation areas, Charlotte Curtis focussing on the Suburb during the Great War, and Paul Capewell explaining the involvement of Sir Edwin Lutyens.



*David Davidson with the Greater London Architecture Club*



*Paul Capewell leads a Proms heritage walk on Sir Edwin Lutyens*

PHOTOGRAPH © MIKE ELEFTHERNADES



# Hardstandings and Paving in Front Gardens

**The Trust has recently published its supplementary design guidance for hardstandings and paving in front gardens.**

The illustrated guide, available on our website, contains examples of a variety of hardstandings – paying attention to both scale and materials. It is a supplement to our wider Design Guidance, which is also available on our website.

For advice on hardstandings, paths or any other external alterations to your

property, please contact the Trust office for a site visit from one of our architectural team. We do not charge for these visits as the cost is covered by the Management Charge, or rent for leasehold properties.

Remember, whether under the Scheme of Management or lease terms, the prior written consent of the Trust is usually required to make external changes to your property – please contact us for more information if you are unsure.



*Supplementary design guidance*



---

# Improvements and Reinstatements

**One of the Trust's principal duties is to give consent for alterations to Suburb houses, and to take action where work has been done that has not been granted consent.**

The Trust is empowered to correct such infringements through the Scheme of Management for freehold properties, or through conditions in the lease.

Over the past year, 10 new infringements were logged, while 18 were resolved through cooperation with owners.

The Trust's architectural team is here to work with owners and their contractors to ensure the most appropriate alterations, materials, details and finishing.

To make an appointment for a site visit from one of our architectural team, please call the Trust office on 0208 455 1066.

This year, a number of reinstatements included windows and hardstandings, as well as the restoration of hedging and other soft landscaping.



*Before... Inappropriate plastic windows*



*After... General improvements including steel windows much more in keeping with this 1930s home*



*Before... Inappropriate plastic windows in a flat purchased by the Trust as an investment*



*After... The Trust has installed appropriately detailed wooden windows*

# The Scheme of Management Charge

## The Management Charge for 2017-2018 has been estimated at £155.27.

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.

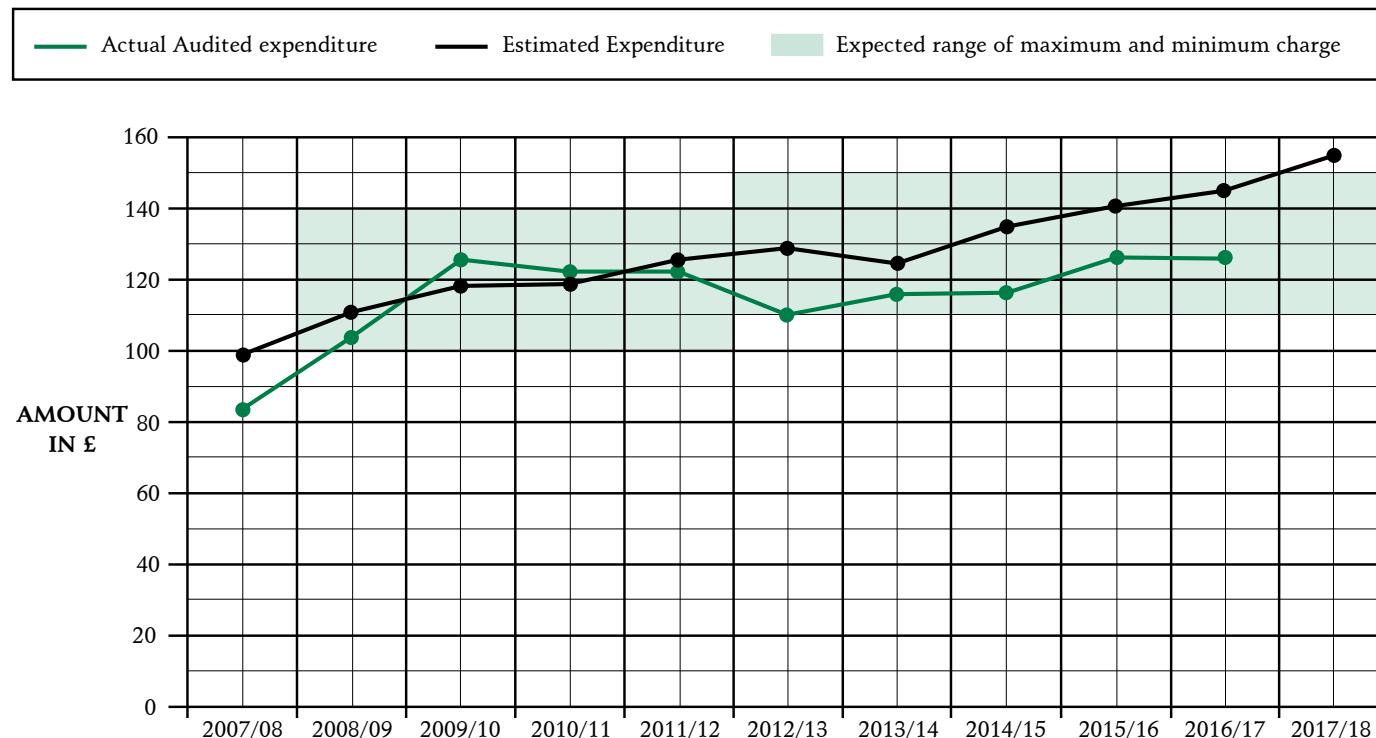
For 2016-2017, there is a rebate of £19.27 against each Management Charge. The rebate is reduced for any property that became freehold after 5 April 2016. This rebate is offset against the Charge for the current year 2017-2018 so that for most properties **the net amount payable in September 2017 is £136.00.**

## 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 expenses of operating the Scheme as rebates are returned and surcharges levied.**

## The Management Charge 2007/08 to 2017/18



YEAR	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Actual Expenditure	82	104	126	121	121	110	117	118	127	126	tbc
Estimated Expenditure	99	110	118	119	125	129	125	135	141	145	155



## 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 2007/2008 to 2017/2018

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 on page 8 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 2016/2017 has increased to £28,935 from £2,876 in 2006/2007.**

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

- **£4,000** to the Proms at St Jude's;
- **£17,250** to St Jude's for the repair of the fabric of the building;
- **£1,300** to the HGS Archive Trust to cover their accommodation costs in the Trust offices;
- **£800** to Open City London;
- **£650** to the Garden Suburb Theatre towards the cost of a performance in Little Wood;
- **£650** to Alyth Synagogue for Shalom suppers;

- **£1,000** to the Orchard Housing Society towards furniture in a communal lounge;
- **£300** to Abbeyfield to reimburse Management Charges and road sweeping charges, and a further **£250** to support a programme of outings;
- **£750** to the Youth Music Centre;
- **£325** to Northway Gardens Organisation;
- **£600** towards a series of chamber concerts at Fellowship House;
- **£1,000** to HGS Table Tennis Club;
- **£360** to HGS Community Learning Initiative for the cost of flyers;
- and **£1,000** to Michael Tutton towards the cost of image licences for his book on the depiction of construction in western art.



*Proms at St Jude's*

PHOTOGRAPH © MIKE ELEFTHERADES

# The Trust Council



**Back row (l-r): Alison Blom-Cooper, Jonathan Ross, Jacqui Barnett.**

**Front row (l-r): Claire Calman, Michael Franklin, Richard Wiseman, David White. (Elsbeth Clements - absent)**

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. 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.

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.

## Election and Appointment to the Council in the Past Year

There were two vacancies for election as both Michael Franklin and Richard Wiseman reached the end of their three year terms. Michael Franklin, Brian Ingram and Richard Wiseman stood for the two vacant positions. The auditors, haysmacintyre, received 494 valid voting

papers and rejected 8 papers as invalid. haysmacintyre reported that votes were cast as follows: Michael Franklin, 394; Brian Ingram, 141; Richard Wiseman, 375. haysmacintyre declared that the two candidates elected were Michael Franklin and Richard Wiseman.

In November 2016, Jacqui Barnett was appointed by the Victorian Society as a Trustee.

The previous appointee, Tim Leach, retired as a Trustee having served since his appointment in September 2009.



## 24. RESOURCES EXPENDED ALLOCATED TO FUNDS AND RELATING TO MANAGEMENT CHARGE YEAR ENDED 5 APRIL 2017

Expenditure items	Total £	General Fund, Designated & Restricted Funds £	Management charge £	Cost per charge £	2015/2016 £
<b>1. Staff costs:</b>	436,259	61,076	375,183		
Staff salaries inc PAYE & NI, contract & temporary staff, employee & volunteer expenses, training costs					
<b>Less:</b>					
Income from fees on freehold applications			(106,088)		
<b>Net staff costs</b>			<b>269,095</b>	70.67	65.17
<b>2. Premises costs:</b>					
Office rent, utilities, telephone, Council Tax, repairs and renewals, cleaning etc.	57,451	8,043	<b>49,408</b>	12.98	12.17
<b>3. Administrative costs:</b>					
Insurance (except for Trustees), office equipment, printing, postage & stationery, public relations, bank charges, depreciation	66,875	9,363	<b>57,512</b>	15.10	15.81
<b>4. Governance costs:</b>					
Trustee insurance etc.	8,137	1,139	<b>6,998</b>	1.84	1.86
<b>5. Projects and amenities costs:</b>					
Maintenance of amenity areas and other project costs	172,621	144,456	<b>28,165</b>	7.40	13.30
<b>6. Legal costs:</b>	73,745	16,798	<b>56,947</b>	14.96	19.34
<b>7. Legal costs recovered:</b>	(23,920)	(6,232)	<b>(17,688)</b>	(4.65)	(8.48)
<b>8. Other professional costs:</b>					
Arboriculturalist, human resources, valuation and other advice	19,737	(1,279)	<b>21,016</b>	5.52	4.98
<b>9. Audit fees:</b>	9,938	1,433	<b>8,505</b>	2.23	2.57
<b>EXPENDITURE</b>	<b>820,843</b>	<b>234,797</b>	<b>479,958</b>	<b>126.05</b>	<b>126.73</b>
<b>Income from fees on freehold applications</b>		<b>106,088</b>			
Total management charges including in-year enfranchisers		<b>553,817</b>			
Total income		<b>659,905</b>			
Total expenditure		<b>586,046</b>			
Balance of Management Charges to be (charged) credited to freeholders			<b>73,859</b>	<b>19.27</b>	(rounded figures)

At 6 April 2016 3,799 Management Charges payable. At 6 April 2017 3,816 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](http://www.hgstrust.org) • E-mail: [mail@hgstrust.org](mailto:mail@hgstrust.org) • Twitter: @HGSTrust  
Company registration number: 928520 • Registered charity number: 1050098

# HAMPSTEAD - GARDEN - SUBURB - TRUST