

THE TRUST GAZETTE

PUBLISHED BY THE HAMPSTEAD GARDEN SUBURB TRUST LIMITED

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Sunshine Corner Planting

After last year's successful collaboration to restore the flowerbeds at Central Square, the Trust has turned some of its attention to improving the planting at Sunshine Corner.

Stephen Crisp was again asked to produce a scheme for the planting which aims to create year-round interest, and will continue to thrive year after year.

The Trust has tried several planting treatments at Sunshine Corner over the years. Most recently it was a wildflower meadow style feature.

Consideration was given to the types of plants that would thrive in soil that had been found to be too rich for the wildflower meadow planting. Ornamental meadow perennials were specified for their robust nature and minimal maintenance.

The beds themselves have been repositioned and turned 90 degrees to sit more centrally on the two lawns, and so that they sit slightly further away from the sheltered seating areas at each end. It is hoped this will provide a more sympathetic spatial

Continued on page 2 ►►



Sunshine Corner, July 2018

The Hampstead Garden Suburb Trust Annual General Meeting

**7.30pm for 8pm start
Wednesday 5 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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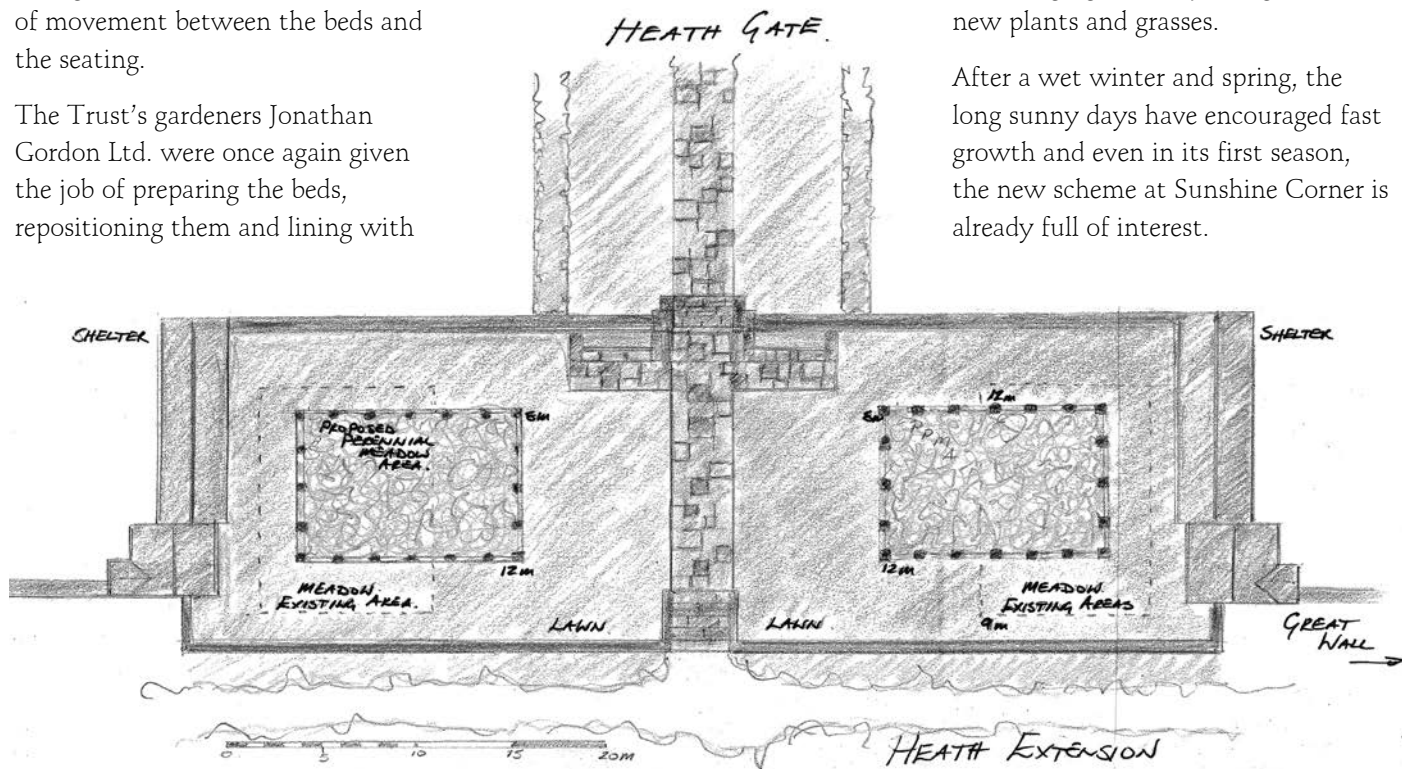
Sunshine Corner Planting (continued)

arrangement, and allow more freedom of movement between the beds and the seating.

The Trust's gardeners Jonathan Gordon Ltd. were once again given the job of preparing the beds, repositioning them and lining with

metal edging, before putting in the new plants and grasses.

After a wet winter and spring, the long sunny days have encouraged fast growth and even in its first season, the new scheme at Sunshine Corner is already full of interest.



Early proposal for Sunshine Corner by SPC Designs



Sunshine Corner, July 2018 (above and below)

The Trust's Year in Review



Central Square, July 2018

The past year has been one of 'business as usual' for the Trust. Nonetheless, staff and Trustees have been kept busy with the day to day work of preserving the Suburb, and some idea of the numbers of activities undertaken is given in the adjacent box.

One significant task in the last year was the re-tendering of the gardening and road clearance contract. Nearly five hundred households were consulted and seven companies tendered.

The successful restoration of the Central Square flower beds, which was the result of a collaboration with London Borough of Barnet, the HGS Residents Association, and the Central Square Residents Association, continues to receive praise. It is hoped that the Trust's planting at Sunshine Corner will be similarly successful. Talks with LB Barnet over the Trust taking back control of Central Square continue. The trustees have identified this as a priority.

Tennis Courts

The two tennis courts at Central Square which were refurbished in recent years continue to be very popular. The courts are available for use by Suburb residents without up front charge; their upkeep is covered by the Management Charge and the Trust's own funds. A booking system is available on the Trust website.

Trust investment properties

In line with its investment policy, the Trust added another property to its portfolio using its own funds, as part of its efforts to boost long-term income.

Recognition for Trust's Honorary Life President

Dr Mervyn Miller's contributions to the understanding and promotion of Hampstead Garden Suburb are well known. He co-wrote the de facto history of the Suburb, and served on the Trust Council for 21 years until 2001, after which he was made the Trust's Honorary Life President.

In late 2017 his work in the fields of architectural history and the

conservation of historic buildings was recognised as he was awarded a Fellowship by the Royal Institute of British Architects. Dr Miller looks upon this accolade as a 'lifetime achievement award', but his work continues in giving his valued experience to the Trust and numerous other organisations. He also recently took up a three year Fellowship at the University of Hertfordshire School of Life Sciences.

The Trust's Year in Numbers

- 217 planning applications received
- 12 infringements lifted or resolved
- 12 new infringements
- £29,835 in Grants given to Suburb causes
- 3,500 bookings for Central Square Tennis Courts
- 700 architectural site visits
- 450 arboricultural site visits
- 60 hours of evening meetings



Trust staff inspecting window samples

Annual Report and Accounts Available Now

Copies of the Trust's Annual Report and Accounts for the year ended 5 April 2018 are now available.

The PDF can be downloaded from the Trust website, and hard copies have been sent to Trust Members. Hard copies are also available from the Trust office on request.

This year's cover photo shows Belvedere Court on Lyttelton Road. The Grade II Listed Moderne style block with its distinctive horizontal bands was designed by Austrian émigré Ernst Freud (son of Sigmund) in the mid-1930s and built 80 years ago, in 1938. The simple, elegant flats quickly became popular with other political refugees escaping Europe.



The Trust Annual Report and Accounts

GDPR and Record Keeping at the Trust

In recent months it has been hard to avoid notice of the General Data Protection Regulation, known as GDPR, which came into force in May this year.

For the Trust, most data processing is a necessary part of our work in preserving the character and amenity of the Suburb. Good, long-term record keeping is crucial in helping us resolve unauthorised alterations to properties even after some time has passed. These records help us to understand how properties have changed over time, which can also help shape how best to ensure their protection in the future.

Along with records relating to individual properties, we inevitably also hold personal data, which is the primary

focus of GDPR. We will continue to contact residents and property owners on Trust business where we have a relevant legal right. For example, if a property is subject to the Scheme of Management, or if a resident is a Trust member and there is an election for the Trust Council, the Trust will continue to contact you.

In addition, there are a handful of reasons the Trust may wish to contact residents for which we now need explicit consent. These include letting residents know about Trust member events like our annual Winter Lecture, and when we wish to consult more widely on an application for the Trust's consent that has an impact on a wider part of the Suburb rather than just nearby neighbours.

Post GDPR, unless residents actively opt-in to receive these optional notifications, they will no longer be sent (all pre GDPR consents have been discarded as they are not specific enough).

You can opt-in to receive these types of additional communications from the Trust by emailing mail@hgstrust.org and telling us which options you would like to receive:

- 1) Trust events (e.g. Winter Lecture)
- 2) Consultation on certain applications, in line with our consultation policy
- 3) Trust e-newsletter

If you have any queries about the Trust's policies in respect of GDPR, please contact us.

Trust Allotments

Allotments have been a core component of the Suburb from the beginning as Henrietta Barnett wanted to encourage communal, outdoor activities and lifelong learning among the people who would come to live there.

More than a hundred years on from the founding of the Allotments Committee, the Suburb's allotments remain popular. Each site is an oasis, tucked away along hedge-lined twittens. The Trust owns and manages eleven sites, with the day-to-day work at each



Willifield Way allotment

overseen by volunteer site secretaries. Vacant plots become available more often than you might think, and

applications are always welcome. Please contact mail@hgstrust.org to find out more.

Improvements and Corrections

One of the Trust's principal duties is to give consent for alterations to Suburb property, and to take action where work has been carried out that does not have consent.

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

Over the past year, 12 new serious infringements were logged, while 12 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 removal of an unauthorised extension to a hardstanding, restoration of removed hedges and other planting, and relocation of satellite dishes.

The recent example shown below includes improvements that have been made to the windows, front door, side gate and hardstanding, amongst others.



Before...



After...

Walks, Talks and Visitors

This year, as in previous years, the Trust has spent time giving guided walking tours, introductory presentations, and hosting visits from those with an interest in the Suburb.

One of the Trust's aims is to promote the importance of preserving the character of the Suburb, as well as helping others learn from the example it sets.

People come to the Suburb with a wide range of interests, and from all over the globe. Over the past year, we have welcomed visitors from China, Norway, the United States, Ireland and Germany, as well as others visiting from other parts of the UK. Interests range from the styles and quality of architecture that can be found on the Suburb, to Barry Parker and Raymond Unwin's principles of town planning, to the unique selection of trees – some which pre-date the Suburb, and others that have been chosen specifically to work alongside the built environment. One group had a particular interest in the architecture of Sir Edwin Lutyens, with Central Square providing the perfect place to witness some of his finest buildings.

It is always interesting to know what visitors want to learn from their visits, what questions they may have, and Trust staff always come away having learnt something as well, making these walks and talks invaluable.

Assistant Architectural Adviser Charlotte Curtis and Planning Assistant Tara Murphy led a group from the Winchester U3A (University of the Third Age) on a Suburb tour which aimed to give an overall introduction to visitors not familiar with the area.

Often, visitors come to the Suburb because their own place of residence has a connection to the Garden Settlement movement. Our visitor from Norway produces a magazine for the garden city near Oslo where he lives, and our German visitor works in tourism at Rothenburg ob der Tauber, the medieval Bavarian town that inspired Raymond Unwin with its tall towers, long swooping roofs and its defensive boundary wall.

Trust staff also participated in Proms at St Jude's, offering three diverse walking tours on various subjects. Architectural Adviser David Davidson showed off some of the architecture of lesser-known Suburb architects



Charlotte Curtis



Tara Murphy



Olav Rokseth and son, from Norway

Herbert Welch and Michael Bunney, while Trust Manager Nick Packard led a tour around the houses of Geoffrey Lucas and Courtenay Crickmer. Paul Capewell, who has been providing



David Davidson with the Institute of Classical Architecture



A Chinese delegation at Crickmer Circus



Nick Packard



Paul Capewell

maternity cover for the role of Assistant Estate Manager, took walkers on a tour of some of the green spaces that are so important to the make-up of the Suburb, including the allotments and Big Wood.



PHOTOGRAPH © MIKE ELEATHERADS

David Davidson leads a Proms Heritage Walk

Winter Lecture

In recent years, the Trust has organised several winter lectures on a variety of subjects. These aim to interest, entertain and provoke thought among the audience.

This year there was a warm atmosphere at the Henrietta Barnett School for a well-attended event, despite the cold air outside. Residents and others with an interest in town planning, the Suburb, and related subjects came together to mingle, and enjoy a glass of wine and a mince pie or two, before taking a seat for the lecture. We were especially pleased to welcome the Mayor of Barnet, Cllr Brian Salinger.

Our special guest speaker was Simon Conibear, who for many years was Estate Director for Poundbury, the Duchy of Cornwall's urban extension of Dorchester.

Simon delivered an interesting, thought-provoking, and often rather

amusing lecture which covered the establishment and development of the project.

Although it could be argued there are more differences than similarities between Poundbury and Hampstead Garden Suburb, Simon's presentation brought a number of interesting points for the audience to consider, in terms of town planning, residential

building design, and vernacular styles of architecture, amongst others.

It was particularly illuminating to see Poundbury's approach to the use of local architectural styles and building materials - in stark contrast to other modern housing developments.

Simon's fascinating and well-illustrated lecture also generated a number of salient questions from the audience.



Simon Conibear delivers his Winter Lecture

The Scheme of Management Charge

The Management Charge for 2018/2019 has been estimated at £157.54.

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.

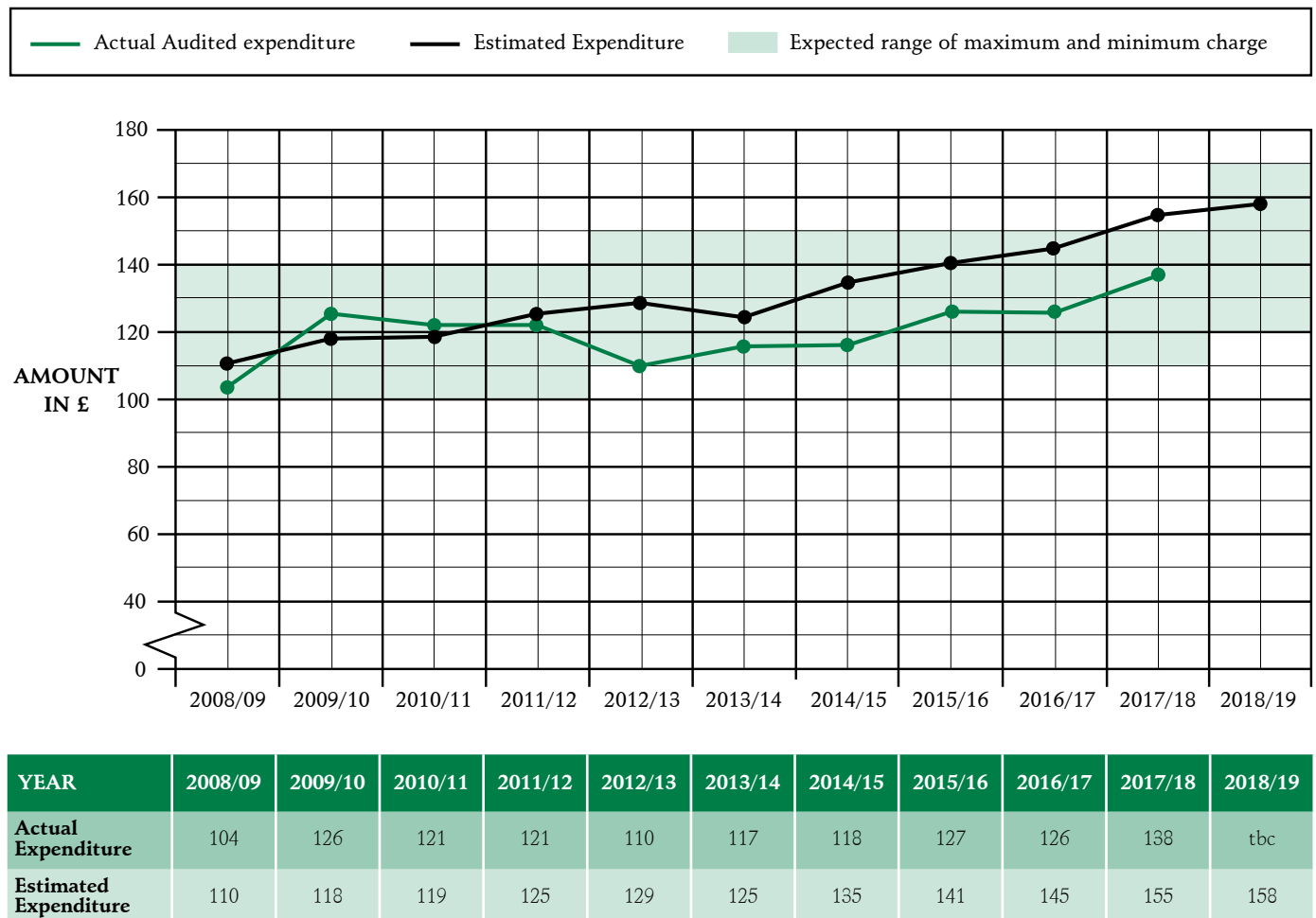
For 2017/2018, there is a rebate of £17.54 against each Management Charge. The rebate is reduced for any property that became freehold after 5 April 2017. This rebate is offset against the Charge for the current year 2018-2019 so that for most properties **the net amount payable in September 2018 is £140.00.**

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 2008/09 to 2018/19



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 £165 or less than

£120 in 2018 monetary values for each property unit liable to pay the Management Charge.

The Management Charge 2008/2009 to 2018/2019

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 provides grant aid to local bodies whose activities are beneficial to residents and preserve the character and amenity of the Suburb. During 2017/2018 the Trust, advised by the Grants & Amenities Committee, made grants of £29,835.

Grants were:

- **£4,000** to Proms at St Jude's;
- **£16,000** to St Jude's for the repair of the fabric of the building and an additional **£1,600** to redecorate the North West Porch;
- **£2,600** to the HGS Archives Trust to cover their accommodation costs in the Trust offices;
- **£1,000** to the Orchard Housing Society towards furnishings and carpet for the newly created community room;
- **£800** to the Youth Music Centre;
- **£300** to The Abbeyfield Society to reimburse management charges, and a further **£300** towards road maintenance;

- **£800** to Open City London;
- **£650** to the North Western Reform Synagogue for Shalom suppers;
- **£535** to Northway Gardens Organisation;

- **£650** to the Garden Suburb Theatre towards the cost of a performance in Little Wood;
- and **£600** to Sunday Afternoon Chamber Group Series.



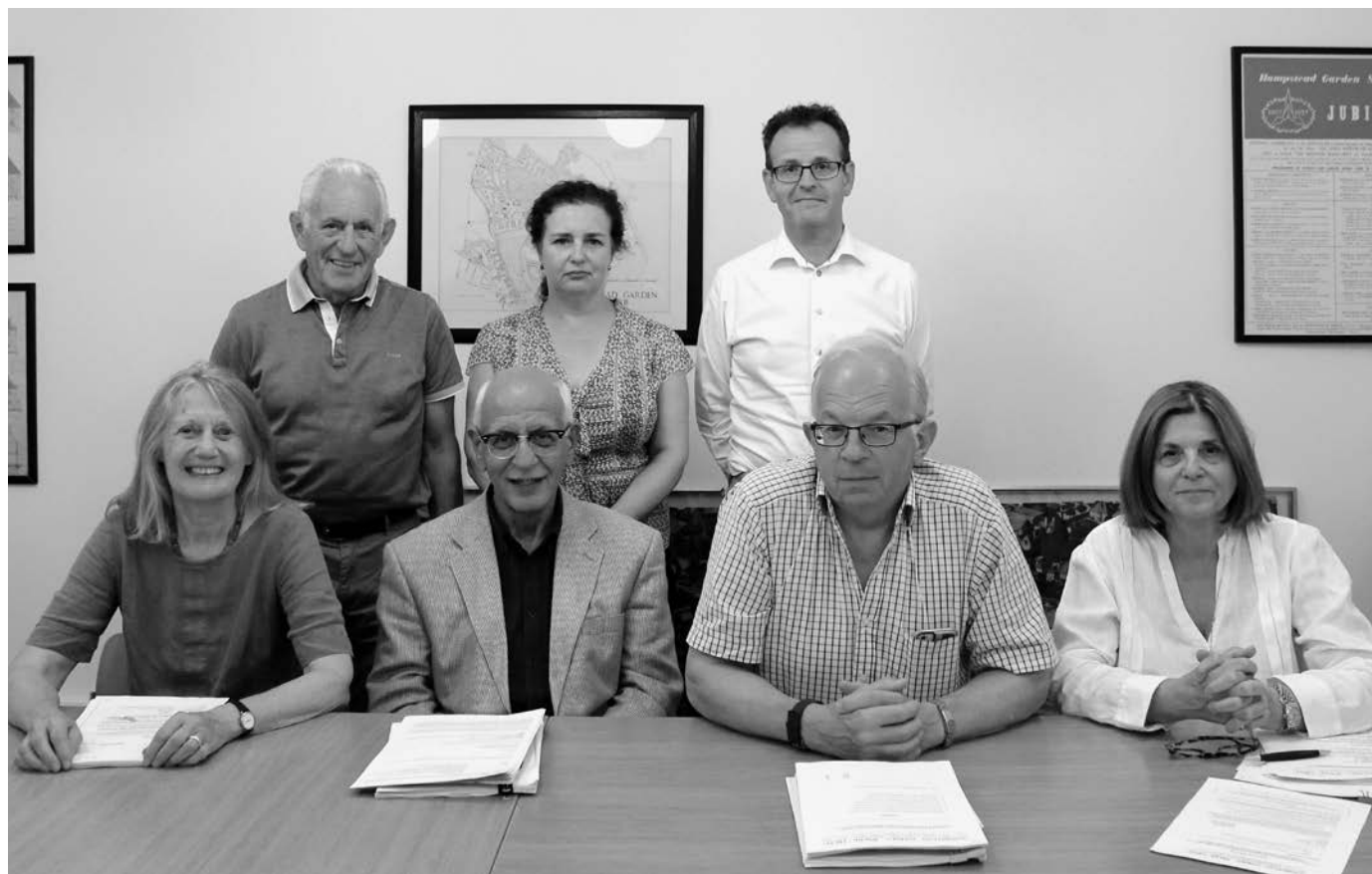
St Jude-on-the-Hill



Proms at St Jude's

PHOTOGRAPH © MIKE ELEFTHERIADES

The Trust Council



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

Election and Appointment to the Council in the Past Year

There was one vacancy for election as Michael David White reached the end of his three year term.

Brian Ingram and Michael David White stood for the vacant position. The auditors, haysmacintyre, received

407 valid voting papers and rejected 4 papers as invalid. haysmacintyre reported that votes were cast as follows: Brian Ingram, 116; Michael David White, 291. haysmacintyre declared that the candidate elected was Michael David White.

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.

25. RESOURCES EXPENDED ALLOCATED TO FUNDS AND RELATING TO MANAGEMENT CHARGE YEAR ENDED 5 APRIL 2018

Expenditure items	Total £	General Fund, Designated & Restricted Funds £	Management charge £	Cost per charge £	2016/2017 £
1. Staff costs:	456,124	63,857	392,267		
Staff salaries inc PAYE & NI, contract and temporary staff, employee and volunteer expenses, training costs					
Less:					
Income from fees on freehold applications			(90,996)		
Net staff costs			301,271	77.41	70.67
2. Premises costs:					
Office rent, utilities, telephone, Council Tax, repairs and renewals, cleaning etc.	52,693	7,377	45,316	11.64	12.98
3. Administrative costs:					
Insurance (except for Trustees), office equipment, printing, postage & stationery, public relations, bank charges, depreciation	67,076	9,390	57,686	14.82	15.10
4. Governance costs:					
Trustee insurance etc.	7,040	986	6,054	1.56	1.84
5. Projects and amenities costs:					
Maintenance of amenity areas and other project costs	189,202	119,680	69,522	17.86	7.40
6. Legal costs:	54,149	24,813	29,336	7.54	14.96
7. Legal costs recovered:	(3,901)	(3,525)	(376)	(0.10)	(4.65)
8. Other professional costs:					
Arboriculturalist, human resources, valuation and other advice	32,012	11,391	20,621	5.30	5.52
9. Audit fees:	10,004	1,350	8,654	2.22	2.23
EXPENDITURE	864,399	235,319	538,084	138.25	126.05
Income from fees on freehold applications		90,996			
Total management charges including in-year enfranchisers		607,550			
Total income		698,546			
Total expenditure		629,080			
Balance of Management Charges to be (charged) credited to freeholders			69,466	17.54	(rounded figures)

At 6 April 2017 3,816 Management Charges payable. At 6 April 2018 3,955 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 can opt-in to receive invitations to occasional lectures and other Trust events, to be consulted on certain

applications, and to receive an occasional email newsletter.

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.

Please tick the following boxes if:

- ☐ You would like to be contacted by the Trust regarding future member events
- ☐ You would like to be added to the Trust e-newsletter mailing list
- ☐ You would like to be consulted on certain applications, in line with our consultation policy

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

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Company registration number: 928520 • Registered charity number: 1050098

~HAMPSTEAD - GARDEN - SUBURB - TRUST~