

THE TRUST GAZETTE

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Trust Allotments Continue to Flourish

Over the past year, significant improvements have been made to the Trust's allotment sites and to the joint Trust and Residents Association Allotments Committee which helps ensure their smooth running.

There are 12 allotment sites on the Suburb, nine of which are owned and managed by the Trust. Applications for plots and expressions of interest in becoming a plotholder have surged in the past year with all but the odd site being fully occupied. Several have a waiting list. Going hand in hand with this upturn in involvement there has

been a general improvement in the condition of the sites themselves. This has made a contribution to the overall attractiveness and amenity of the Suburb. Newcomers have made their mark, particularly at the Chatham Close site where half the plotholders are horticultural beginners. And as if to emphasise the part the allotments can play in promoting the Suburb's character the "secret garden" that is the Temple Fortune Hill site was open to the public, together with a dozen local gardens, as part of the National Gardens Scheme on Sunday 7 July.

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Temple Fortune Hill allotment site

The Hampstead Garden Suburb Trust Annual General Meeting

7.30pm for 8pm start
Wednesday 11 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 Allotments (continued)

In the region of 250 visitors arrived, some adding to the sum raised for the medical charities by buying cakes, drinks and plants.

The Trust recognises that allotments have been an integral part of life on the Suburb since its beginning. Raymond Unwin wove these special places into the layout of the roads, using otherwise 'dead' spaces behind the backs of houses to locate sites that could be accessed either directly from back gardens or via hedge-lined twittens.

In seeking to promote the allotments, the Trust and Allotments Committee point to the benefits to the locality as well as to the individual. The effect of

gardening on personal health is often spoken about. Physical exercise being one thing, the settling effect on the mind being the other. Gardening, it has been said, is cheaper than therapy.

Further, there are the educational advantages: Many entrants lack the knowledge to bring their seeds to fruition and to this end a document entitled *The Green Allotmenteer* has been written by the Allotments Committee with the principal aim of allowing the newcomer to set out with confidence. A complimentary guide outlining the benefits and responsibilities of being a plotholder has also been produced by the Committee.

The educational approach has also in mind the younger members of a family who, under the guidance of relatives, will learn that tomatoes do not grow on trees, that what comes out of a plastic bag from a supermarket has an origin and an origin not necessarily from the farming factories of scale.

These aims all fit with Henrietta Barnett's vision for the Suburb by providing opportunities for life-long learning, exercise outdoors in fresh air, and a way for neighbours to mix and help one another.

Newcomers are welcome to express an interest in taking on a plot. Please contact lauren@hgstrust.org



Allotment life: tonic for the mind and body



Temple Fortune Hill allotment site



Courgette flowers



National Gardens Scheme

The Trust's Year in Review

As noted by Trust Chairman Richard Wiseman in his review, this has been a year of 'business as usual' for the Trust.

Much of the Trust's work on the Suburb is undertaken year on year. This includes maintaining the Trust's estate, advising on proposed alterations to properties, processing a steady flow of applications for alterations and managing the Trust's finances carefully to ensure its long-term viability.

Central Square

The most obvious estate works benefitting all residents and visitors to the Suburb is the continued maintenance of the improved flowerbeds at Central Square and Sunshine Corner.

Many residents will know that the Trust is hoping to take on a long term lease of Central Square from the London Borough of Barnet. Work on

this has taken place, albeit slowly, during the year. It is hoped the lease will be completed shortly to enable the Trust to build on the successes of the flower bed restoration and the tennis courts in Central Square to holistically manage the physical centrepiece of the Suburb.

Potential regulatory reform

During the year the Trust responded to two major consultations on leasehold reform. One from the government on 'Tackling unfair practices in the leasehold market'. Many of the proposals would not affect the Trust, but included was one which would allow freeholders who contribute towards the cost of maintenance to change the management of communal areas.

In recent years the Trust has worked hard to provide cohesive, transparent and economical management of the many communal areas which it owns on the Suburb. The Trust commented that such management was important in preserving the character and amenity of the Suburb and would not wish to see such a right introduced.

The second consultation was carried out by the Law Society on 'Leasehold home ownership: buying your freehold or extending your lease'. Alongside responding on relevant points affecting the Trust, the Trust Manager, Nick Packard, contributed to a panel of RICS professionals who responded.

At the time of writing, the timeline for legislative changes are not known.

Tennis courts

The two tennis courts on Central Square which are owned and maintained by the Trust remain very

popular. Timed slots can be reserved at no charge via the booking system on the Trust website, and session numbers exceeded 3,000 for the year to date. The courts are only to be used by Suburb residents and their guests, and they are not to be used for professional coaching.

Investment policy

In accordance with the Trust's investment policy, a further investment flat was purchased on the Suburb. It has been refurbished and the rental income will be added to the Trust's own funds so that the Trust can contribute towards costs it shares with the Scheme of Management in the long-term.

Trust service

The Trust continues to provide a proactive service to those interested in Suburb property such as owners, professional advisers and builders via a number of platforms. The Trust website provides answers to some common questions, but staff are on hand during office hours to provide advice directly. Site visits, with written follow up, are undertaken every week.

The Trust believes that its physical base on the Suburb and the ability to talk with/email staff directly about specific issues represents the most appropriate method of performing its function of preserving the character and amenity of the Suburb. By providing this level of service, the Trust believes that many potential inappropriate alterations that might otherwise arise can be avoided.

During the year research was carried out into the potential digitisation of applications for the Trust's consent.

The Trust's Year in Numbers

- 260 planning applications received
- 7 infringements lifted or resolved
- 8 new infringements
- £29,065 grants given to Suburb causes
- 3,100 bookings for Central Square tennis courts
- 650 Architectural site visits
- 425 arboricultural site visits
- Over 80 hours of evening meetings

Annual Report and Accounts Available Now



The Trust's Annual Report and Accounts for the year ended 5 April 2019 is now available.

Hard copies have been sent out to Trust Members by post, and further copies are available from the Trust office. It can also be downloaded as a PDF from the Trust website, along with copies from previous years.

The cover image of the latest edition features a watercolour painting from a bound selection by William Isaac Aston, and shows an impressionistic view of Westholm in the early part of the 1920s.

William Isaac Aston and his Watercolours of the Suburb

Some years ago the Trust purchased a collection of watercolour paintings depicting the Suburb in the early 1920s.

'Impressions of the Garden Suburb, Hampstead' is a unique, hand bound collection of 39 paintings by William Isaac Aston, a maker of mathematical instruments who painted in his spare time. The collection was dedicated to his son, A. Ewart Aston who was an architect for Hampstead Tenants Ltd alongside the likes of George Lister

Sutcliffe. The junior Aston worked on the design of around fifty Suburb properties. Both Astons were Suburb residents, living at Westholm and Denman Drive.

The bound collection of 8"x6" watercolours is a beautiful but delicate artefact. The individual paintings depict the Suburb in all weathers and seasons, and Aston's use of colour is exquisite (unfortunately the Gazette isn't capable of showing these images in their full glory).

Until recently, the collection has not been on show to the public due in large part to its delicate condition, but thanks to the virtual museum operated by HGS Heritage, the whole album is now available to view online. Each painting has been scanned in at high resolution and can be found online at <https://hgsheritage.org.uk/Detail/collections/WIAW001>

The Trust hopes to make available a selection of the watercolours for display and purchase.



Aston's original title page

Corrections to Suburb Properties



Successful tinting can help blend mis-matched brick stocks

The Trust has powers to control changes made to the exterior of properties on the Suburb. This includes both new additions and repairs to the existing fabric.

For the latter, it is vitally important to ensure that details such as brickwork and repointing are appropriately

treated. Many builders are not used to working on historic structures and significant damage can be caused by inappropriate work.

Two recent examples where the Trust was significantly involved included repointing to one house and brick tinting to another Suburb building,



Good pointing is a sign of quality craftsmanship

as shown in the images. It is far easier, and usually less costly, to discuss proposed repairs with the Trust in advance of starting work.

For advice on this and all aspects of work to your Suburb property, please call the Trust office and speak to a member of staff.

Electric Vehicle Charging

Car owners are increasingly turning to electric vehicles, a trend it is anticipated will increase over the coming years.

Such vehicles need charging and owners will wish to install external charging points on their properties. On the Suburb, such a change requires the prior written consent of the Trust. The Trust wishes to see that charging units are installed as discreetly as possible. If you are considering adding one, please email an image of the proposed unit



Charging points should be placed as discreetly as possible

including its measurements, along with a photo of your property showing the proposed location of the

charging point clearly annotated. Please telephone the Trust office for advice on any such proposal.

Walks, Talks and Publications

It is the Trust's view that an important part of protecting the Suburb is educating others about its significance, both in terms of its original conception and design, and in terms of the Trust's role preserving its character today.

Trust staff do this via walking tours, participating in conferences and publishing research. The past year has been especially fruitful in this regard.

Rothenburg ob der Tauber

Earlier this year David Davidson spoke at a conference held in the Bavarian city of Rothenburg ob der Tauber on the subject of the picturesque. As many are aware, the Suburb has close links to Rothenburg. The German city

was a significant influence on the work of Raymond Unwin in terms of town planning and streetscapes, as well as individual building elements.

English Garden City Planning was the subject of David's well-received lecture for the conference, amongst other papers presented on similar topics such as English garden design, German town planning concepts, and on subjects as diverse as the picturesque as depicted in literature, film and music.

The Suburb's connections with Rothenburg will be further strengthened when it is due to feature in an exhibition at the city's museum next year.

Geoffry Lucas biography

The Trust has benefitted from the expertise of one of its appointed Trustees, Jacqui Barnett, in her research and drafting of a new biography on Suburb architect Geoffry Lucas. His career was long and accomplished, with a variety of locations and building styles to his name.

Lucas designed some 38 buildings for the Suburb – his output here being very much a case of quality over quantity. His name lives on in two much-loved corners of the Suburb: Lucas Crescent on Willifield Way, and Lucas Square on Hampstead Way, both quite different treatments of a selection of homes around a central green space.

The illustrated biography on Geoffry Lucas is available now on the Trust's website under 'The Suburb', then 'Suburb Architects'.



David Davidson presenting his paper at Rothenburg



Geoffry Lucas



Clockwise from top: Paul Capewell discussing Central Square; David Davidson leading a Proms walk; Paul Capewell leading a Proms walk outside Charles Wade's Suburb home

Proms walks

Members of Trust staff were again involved in supporting the Proms at St Jude's this year by leading a series of heritage walking tours on a variety of subjects.

David Davidson led a walk which aimed to appraise the vision of Suburb founder Henrietta Barnett of creating a community consisting of "all classes living in neighbourliness together."

Paul Capewell told his audience about the eccentric architect, artist and collector Charles Paget Wade, who worked on Asmunds Place, the Great Wall, a handful of individual houses, and the Club House, which was sadly lost to bomb damage in the Second World War.

Charlotte Curtis looked at the mix of housing types, from small cottages to grand villas, and how the combination of types and styles is a fundamental part of the make-up of the Suburb.



Other visitors

As in previous years, the Trust hosted a handful of visitors from a number of places, backgrounds and industries who each wanted to find out more about the Suburb and the work of the Trust to preserve its character and amenity.

These visits sometimes take up a significant amount of staff time, but can prove invaluable in emphasising the uniqueness of the Suburb and the work of the Trust.

The Hampstead Garden Suburb Trust Winter Lecture

This year's Trust Winter Lecture will take place on the evening of **Monday 4 November** and will be delivered by Jessica Douglas-Home on the Arts and Crafts sculptor and puppet-maker William Simmonds.

Invitations will be sent to Trust members nearer the time.

If you'd like to become a Member, please see the application form on the back page.

The Scheme of Management Charge

The Management Charge for 2019/2020 has been estimated at £160.82.

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.

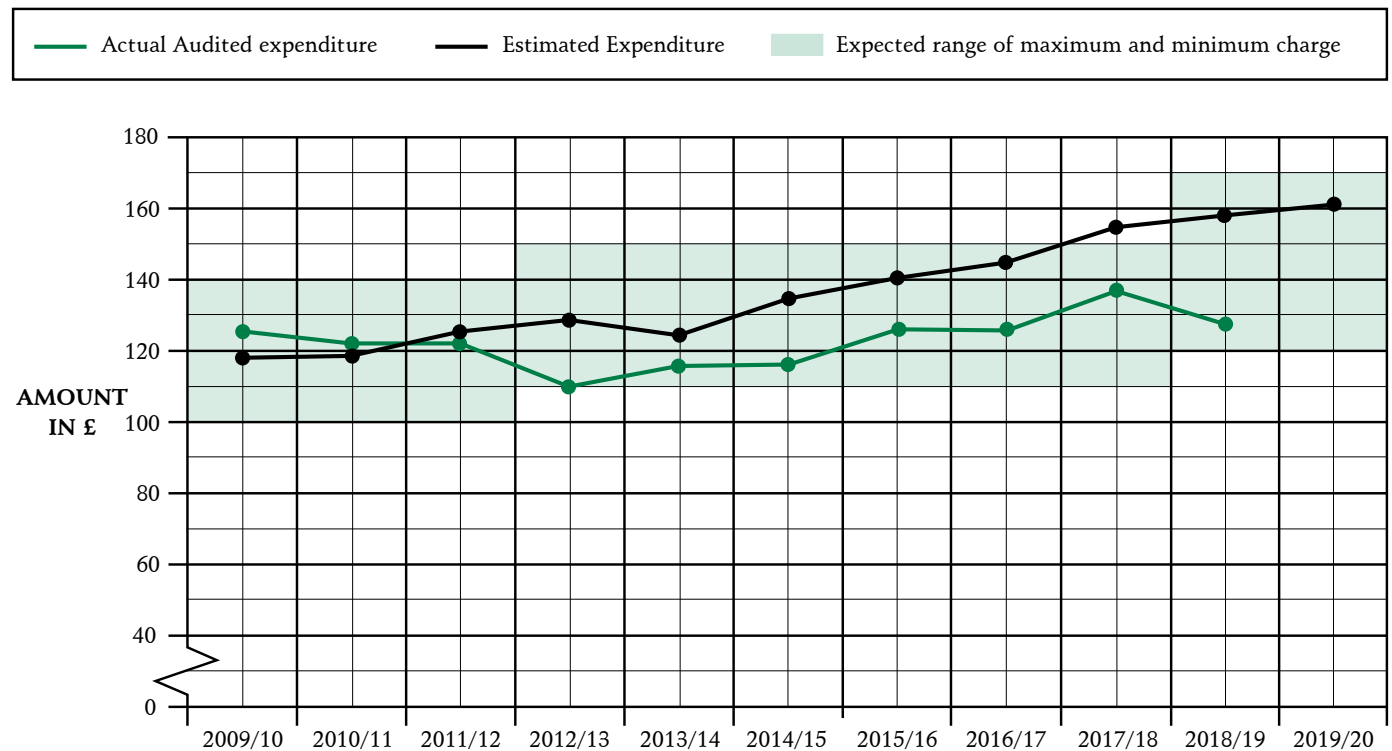
For 2018/2019, there is a rebate of £30.82 against each Management Charge. The rebate is reduced for any property that became freehold after 5 April 2018. This rebate is offset against the Charge for the current year 2019/2020 so that for most properties **the net amount payable in September 2019 is £130.00.**

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 2009/10 to 2019/20



YEAR	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Actual Expenditure	126	121	121	110	117	118	127	126	138	127	tbc
Estimated Expenditure	118	119	125	129	125	135	141	145	155	158	161

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 2009/2010 to 2019/2020

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 likely to be beneficial to residents and preserving the character and amenity of the Suburb. During 2018/2019 the Trust, advised by the Grants & Amenities Committee, made grants totalling £29,065.

Grants were made to the value of:

- **£16,000** to the Parish of St Jude-on-the-Hill for the repair of the fabric of the building and an additional **£595** for the repair of the vestry steps;
- **£3,000** to the Proms at St Jude's;
- **£1,300** to the HGS Archives Trust to cover their accommodation costs in the Trust offices;
- **£1,000** to Hampstead Garden Suburb Free Church;
- **£1,000** to Fellowship House;
- **£900** to the Youth Music Centre;
- **£800** to Open City;
- **£800** to the North Western Reform Synagogue for Shalom Suppers;

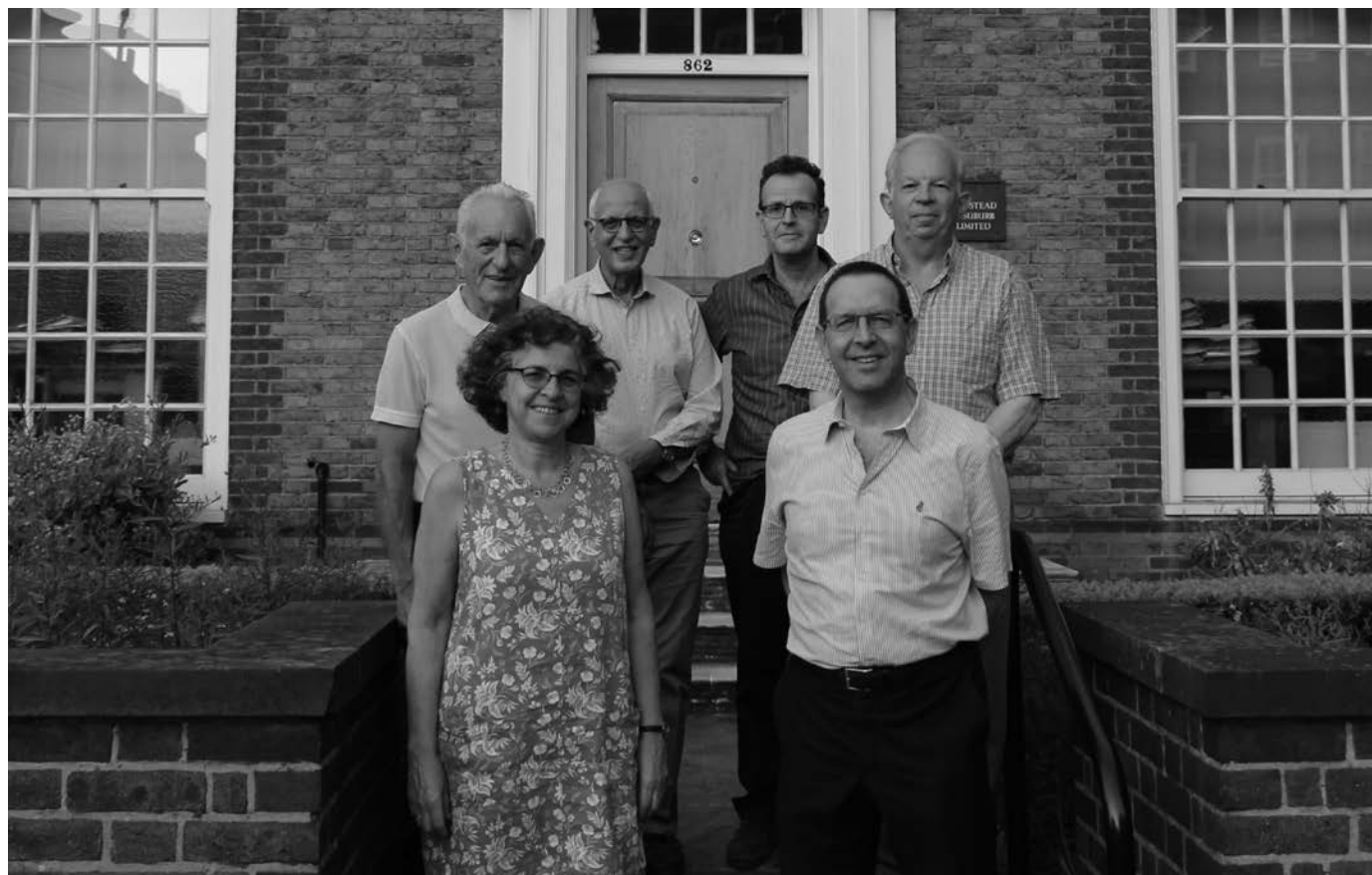
- **£738** to Northway Gardens Organisation;
- **£650** to the Garden Suburb Theatre;
- **£600** to Sunday Afternoon Chamber Group Series;
- **£500** to HGS Heritage;
- **£482** to The Abbeyfield Society;
- **£400** to Friends of Fletchers Gardens;
- and **£300** to Resources for Autism.



Proms at St Jude's

PHOTOGRAPH © MIKE ELEFTHERIADES

The Trust Council



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

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 following the end of Claire Calman's second successive three year term.

Brian Ingram and Raymond Taylor stood for the vacant position. The auditors, haysmacintyre, received 422

valid voting papers and rejected 9 papers as invalid. haysmacintyre reported that votes were cast as follows: Brian Ingram, 130; Raymond Taylor, 292. haysmacintyre declared that the candidate elected was Raymond Taylor.

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.

RESOURCES EXPENDED ALLOCATED TO FUNDS AND RELATING TO MANAGEMENT CHARGE YEAR ENDED 5 APRIL 2019

Expenditure items	Total	General Fund, Designated & Restricted Funds	Management Charge	Cost per charge	2017/2018 Cost per charge
	£	£	£	£	£
1. Staff costs:	464,754	60,418	404,336		
Staff salaries inc PAYE & NI, contract and temporary staff, employee and volunteer expenses, training costs					
Less:					
Income from fees on freehold applications			(123,484)		
Net staff costs			280,852	70.95	77.41
2. Premises costs:					
Office rent, utilities, telephone, Council Tax, repairs and renewals, cleaning etc.	65,817	8,556	57,261	14.47	11.64
3. Administrative costs:					
Insurance (except for Trustees), office equipment, printing, postage & stationery, public relations, bank charges, depreciation	77,487	10,073	67,414	17.03	14.82
4. Governance costs:					
Trustee insurance etc.	9,443	1,228	8,215	2.08	1.56
5. Projects and amenities costs:					
Maintenance of amenity areas and other project costs	197,813	155,773	42,040	10.62	17.86
6. Legal costs:	40,683	18,526	22,157	5.60	7.54
7. Legal costs recovered:	(1,684)	(1,548)	(136)	(0.03)	(0.10)
8. Other professional costs:					
Arboriculturalist, human resources, valuation and other advice	20,044	5,579	14,465	3.65	5.30
9. Audit costs:	10,321	1,295	9,026	2.28	2.22
EXPENDITURE	884,678	259,900	501,294	126.65	138.25
Income from fees on freehold applications and legal costs recovered		123,620			
Total Management Charges including in-year enfranchisers		623,630			
Total income		747,250			
Total expenditure		624,915			
Balance of Management Charges to be (charged) credited to Freeholders		122,335	30.82		(rounded figures)

At 6 April 2018 3,955 Management Charges payable. At 6 April 2019 3,962 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~