

# Trust AGM goes hybrid!



Photo: Peter McCluskie

TERRY BROOKS

Last year the Annual General Meeting of the Hampstead Garden Suburb Trust was via Zoom – a first for the AGM. This year the 52nd AGM was also a first; it was a hybrid meeting with about 20 people physically present and about the same number online. At least this time those present could have a drink and a chat before the meeting started.

The Chair, Raymond Taylor, welcomed everyone and said he thought the hybrid version might mean we were moving back towards normality. He thanked the trustees, committee volunteers, Simon Henderson, the CEO, and the staff team for all their work over the year. The meeting then moved onto usual business: the report and accounts, the appointment of auditors and electoral matters.

The Trust's major activity was the handling of applications for consent to works and the oversight of works in progress; mainly loft and garage conversions. Most Suburb residents worked with the Trust, but there were always a few who tried to do work without

permission, and they soon found that the Trust will take action.

Seven local bodies received grants from the Trust totalling £20,057. Trust Council are advised by the Grants and Amenities Committee on these awards and among the recipients this year were Brookland Junior School, Northway Gardens Organisation and the Parish of St Jude-on-the-Hill.

The Trust had appointed external accountants to improve financial management. The report and accounts were accepted by all the members present without any questions, and the Council was given the authorisation to appoint auditors.

Raymond Taylor was elected to his second term as a trustee without any candidates standing against him. He said he had found his first term enjoyable and interesting, and felt fortunate to be living in such a wonderful area.

In the usual question and answer session, only one question was tabled in advance on what proposals and plans the Trust had on the subject of climate change. The Trust acknowledged the serious reality of the situation and was seeking to tread a careful path to

make the Suburb fit for the future without destroying its nature.

To that end it was working on a detailed document for guidance.

The Trust was considering what can be done about insulation, glazing, ground and air source heat pumps, vehicle-charging points, smart controls and lighting. The older buildings in the Suburb made questions of energy consumption complicated, and at present the use of solar panels was limited to houses with a flat crown roof. Solar power technology was changing rapidly but, as yet, there were no suitable solar tiles being produced.

The subject of questioning then moved on to the Trust taking control of Central Square. Although the process of arranging the lease had been tortuous and slow, all legal documents had been agreed and the Trust was waiting for Barnet to sign it off. On the question of how the maintenance is to be financed, some of the cost comes from the designated fund and the part coming from the management charge was already reflected in the budget. Barnet would retain responsibility for looking after the trees and the York stone paving. The Trust also had a break clause it could use if it wished.

A question was raised about the future of the disused tennis courts on the path between Central Square and Willifield Way. These were no longer considered suitable for use by Henrietta Barnett School as they are felt to be too isolated. Use as a wildlife garden was a suggestion for one of them, while the other less dilapidated one could be returned to use as a tennis court for the benefit of the public.

The final topic concerned the filling station at Henley's Corner and its sale to a developer to use the site to build flats. A lot of people wanted the petrol station to remain because they are becoming increasingly rare. While the original draft proposal for the site was not of good quality and lead to its overdevelopment, no formal application has been received. Residents will be kept informed of any proposals.

The meeting's hybrid nature did not bring back the spontaneity and spirit to which Suburb residents are accustomed. I can only echo my sentiments in my report on the previous year's AGM and hope we are able to revert to a fully in person AGM next year...

# Orchard Housing resumes activities

BEATRICE BOUSSARD

As the Orchard Housing Society gets back to some sort of normality, we started to reopen our activities again. One of the most popular is our Coffee morning, we ran a Mac Millan coffee morning on Wednesday 29th September with some of our tenants baking cakes, with a variety of lovely flavours and decorations. We were very pleased to collect £200 for the amazing Mac Millan Charity.

The celebrations continued on Tuesday 12th October when we organised a birthday party for Jeanne, our most senior tenant who has been living at the Orchard for 30 years and celebrating her 100th birthday. She sang five verses of a very old palm called Jerusalem without missing a word! This made everyone very emotional.

We sang and celebrated together around a beautiful cake, with many tenants popping in to congratulate Jeanne.



Photo: Beatrice Boussard

HAMPSTEAD - GARDEN - SUBURB - TRUST

## Why be a member of the Trust?

The Hampstead Garden Suburb Trust was established in 1968, to "do all things possible in order to maintain and preserve the present character and amenities of... the Hampstead Garden Suburb". The Scheme of Management approved in 1974 allowed the same level of development control over enfranchised freeholds properties as the old leases had over leasehold properties.

The Trust was constituted on a membership basis, allowing any adult living on the Suburb for more than three years to participate in its management through the Annual General Meeting and the election of trustees. Membership remains free, and there are currently around 700 members.

So why is this important? The Trust was established through the efforts of the residents themselves, concerned the qualities which made the Suburb a special place to live would be progressively eroded through unregulated changes and the commercial pressures of redevelopment. Membership expresses a continuing interest in the maintenance of the Suburb's unique built and natural environment through careful and informed regulation.

Membership also allows residents to enjoy events laid on by the Trust, including Suburb walks and the annual Winter Lecture. These events aim to be informative, entertaining, and of general interest to residents of the Suburb.

This year's Winter Lecture is on Monday 13 December and we welcome guest speaker Duncan Cadbury who will tell us about George Cadbury and the Bournville Village Trust – covering the man and his family, chocolate-making, and his philanthropy and vision which ultimately provided an inspiration to Henrietta Barnett and Hampstead Garden Suburb.

Simon Henderson, Chief Executive, HGST



## G COHEN ANTIQUE SILVER

We wish to purchase items of silver in any condition.

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