

SUBURB TRUST

time and facilities to give more specific advice on, for example, approved building materials.

Much Trust work is hidden. In the case of an application that is ultimately over-ruled the procedure outlined above still has to be pursued and a charge must still be made. The number of applications that can be handled at any one time depends of the Trust's other commitments. It is the freeholder of parts of the Suburb, in particular of the Institute and Odeon sites, and it looks after open spaces and acts as Ashdale's attorney in respect of leasehold properties. Its task is made more complex in that it has to deal with freehold, long leasehold, leasehold and sub-let properties, and also directly with Suburb property-owning companies like Freshwater to ensure that they too hold to their programmes of maintenance.

At present there are about 128 applications for consent in the pipeline and about 60 infringements being monitored. In January last 29 applications were processed, in April, 20, but fewer could be handled during other months this year. Infringements raise many problems of time and cost for the Trust. In some cases permission may have been given but the architect or builder may have altered the approved plans in execution. Obviously careful monitoring of all building works is necessary to avoid this. In the case of unremedied infringements the Trust Council have to bear in mind the cost of litigation. For freehold properties the costs in dealing with infringements are

passed onto owners in the management charge. More than a limited amount of litigation cannot therefore be undertaken. The current three or four instances are as many as the Trust feel can be supported realistically at this time.

Trust Funds come from Ashdale for managing leaseholds and as a contribution to the upkeep of common areas (although these have proved inadequate and are under discussion) from a capital reserve and from the management charge levied on freeholders. Since the introduction of the Scheme only in one matter not directly concerned with freeholders – the control of the Odeon site redevelopment – has a proportion of Trust costs been allocated to the management charge, and this was done since the Trust's work was considered to be in freeholders' interests and for their benefit.

The cost of managing the Scheme has inevitably risen over the years: inflation and the increasing workload have meant that, for example, Trust expenses more than quadrupled from 1975 to 1980. Following the Joint Working Party Report a committee is working hard at monitoring expenses, to see where and how savings might be made. Residents' dissatisfaction with the Trust can be answered by saying it is doing its best to operate the Scheme in the face of work overload and inadequate finances, and that more residents might understand its predicament, and help to improve the situation, if they were to have greater involvement in the Trust as eligible members.

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WHSMITH



Padua comes to Little Wood

This year's H.G.S. Dramatic Society production in Little Oak Wood was Shakespeare's "Taming of the Shrew". The play is not a "natural" for the open air as are "As You Like It" and "A Midsummer Night's Dream" and it must be confessed that the design of the set was not entirely satisfactory: in particular a half-timbered cottage suggested the imminent arrival of pantomime rustics singing praises to the Squire for their jolly holiday!

But the cast soon dispelled such critical thoughts. They played with pace and made the production a light-hearted celebration of summer.

The Society's reputation for lovely costumes was beautifully maintained. And, indeed, without footlights to mask imperfections, costumes seen mainly in daylight have to be expertly made as well as imaginatively designed.

Of the leading players Petruchio was appropriately dashing, and it was clear that his bullying would stop once the Shrew had mended her ways. Blonde Bianca and brunette Kate were well-matched; Caroline Wright

subtly suggested that Bianca was too good to be true, foreshadowing her eventual refusal to obey her husband's command in the wager scene. Roberta Smith hesitated delightfully on "My mistaking eyes have been so bedazzled by the sun?" on first using the word after Petruchio's sun/moon teasing scene.

One or two of the younger players could have enunciated more clearly but generally the sound was good. Altogether, an excellent production. So why on a perfect June afternoon was there only a comparative handful of people in the audience?

HONOURS

Congratulations to two Suburb residents who were named in the Queens birthday honours list: Roy Withers who lives in Ingram Avenue, and whose wife is an R.A. warden, received a C.B.E. and Monty Modlyn of Gurney Drive was awarded an M.B.E. for his work for charity.

RA POLLS RESIDENTS

This is just one of the conclusions to be drawn from a sample of Suburb opinion recently completed by the Residents Association (RA). A questionnaire was sent to more than 3,500 houses and 1000 flats served by the RA and over 900 were returned, or 20% of the total. Over three quarters of the sample would like speed reducing humps (sleeping policemen) on selected roads within the Suburb. There is no doubt that the traffic is a major concern among residents, and according to the survey making Suburb roads safer should be the main priority of the RA. Other traffic related problems highlighted are speeding, parking and the state of roads within the Suburb. We hope that the police and local councillors will take these views into account when deciding their priorities.

CHARGES CONCERN

The other major concern is the environment in general, and residents would like the RA to help ensure that they are getting good service from both the New Hampstead Garden Suburb Trust and Barnet. Problems specifically mentioned include litter, vandalism and the state of pavements and public open spaces such as the twittens. Many residents are concerned about the new management charges of the Trust and how the money will be spent. There is also an irate minority concerned about dogs fouling pavements and pathways. Perhaps owners should be encouraged to clear away the mess left by their four legged friends.

COMMUNICATION IMPORTANT
Over 92% of the survey thought the

RA was doing a good job and an encouraging 98% read the RA Newsletter or other RA publications. Keeping residents informed about Suburb matters is considered an important function of the RA. One disturbing fact is that over 40% of the sample does not know the difference in functions between the RA and the Trust, and among residents who did not complete the questionnaire the proportion is probably much higher. Could the Trust please devote more resources to publicising their activities and explaining to residents what they are trying to achieve?

INSTITUTE POPULAR

On the issue of social amenities on the Suburb, over 62% felt the recreational facilities for young people were inadequate and many residents commented on the lack of libraries, swimming pools and other community centres. However only 7% of the sample thought that organising social events should be a main priority of the RA. Of the existing Suburb facilities the Institute appears to be well frequented and 44% of respondents or their families have attended Institute courses during the last five years. Residents are interested to know more about the development of the Suburb and 59% of the sample said they would attend exhibitions, lectures, and films about the history of HGS.

The RA wishes to thank all the people who took the trouble to fill out the questionnaire and specially the 90 or so residents who are interested in helping with RA activities. We will shortly be getting in touch with you.

NEW DIRECTORY

You should by now have received your 1983-84 enlarged edition of the Suburb Directory – Yellow Pages designed for Suburb residents, especially newcomers. Keep it by your telephone.

The Directory seeks to provide non-commercial information not readily found elsewhere. Do you want a chemist, dentist, doctor or vet? Are you concerned about education for your children from toddler to Sixth Form? Are you interested, for example, in art, cinematography, floral arrangements or gardening? – the answer is there. Perhaps you are politically minded – we help you. There is guidance about churches, sport

and youth activities.

Another aspects of the Yellow Pages is how they help you with personal contacts. Through the Wardens Service of the Residents Association you have an immediate point of contact with your local chief warden and the Directory tells you who that person is. Have a chat with your warden who will guide you to specialists on Standing Committees who can help with some problem you may have.

The Residents Association is anxious that individual residents should take an active part in Suburb affairs. A glance through the Yellow Pages may show how you can play your part.

LETTERS

Dear Sir

At long last summer seems to have arrived and the many gardeners in the Suburb are busy tending their potential fruit crop – cages and swathes of net curtains are beginning to festoon allotment areas to protect the fruit from marauding birds. However, this letter is addressed to residents whose fruit trees overhand pathways or pavements used by the general public.

Tradition has it that, when the Suburb was first built, every garden was provided with an apple tree but now cherries, plums, damsons, etc. flourish even in the streets. And these set a hazard for pedestrians when the fruit falls it being squashed underfoot leaving a dangerously slippery surface sometimes causing accidents.

The suburb has its share of elderly residents and it is for both these and the normal user of our pavements and pathways that we urge a daily "sweep-up" of the fallen fruit. And it would be a kindly act if a resident, outside whose house a fruit tree decorates the street, would extend the sweep to include the area under that tree as well.

Yours etc.

Marguerite Aplin Coleridge Walk

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