

TRUST AGM

Opening the proceedings of a well attended Annual General Meeting of The New Hampstead Garden Suburb Trust the Chairman, Gerry Mansell, told members of the resignation of Dennis Ross and Elisabeth Layton from the Trust Council and paid tribute to the amount they had contributed to the Trust during their years on the Council. He introduced Michael Power, an appointee of the Victorian Society and confirmed that, there having been no other nominations, Tony Thornley and himself had now been duly elected.

The Chairman referred to changes in the Trust staff and said that they were part of the Councils determination to reduce costs, they had been particularly conscious of Cllr Halfon's point that budgets were too open ended. In addition to staff cuts the Trust was hoping to reduce the cost of professional assistance by half.

Further income was being generated by a considerable increase in charges for planning permissions that were now being related to the scale of the project. A letter over the Chairman's signature was being sent to leaseholders with a request for contributions to Trust running costs. Talks had been held with Ashdale on their long term future in the Suburb and in respect of their contribution, to which an increase can be expected. A similar increase was hoped for from Freshwater.

Commenting on the Hollamby determination of the management charge for '82-83 Mr

Mansell told the meeting that the result was that £5.40 had been taken off the charge but that the cost of fees incurred in determining the charge amounted to £4.40 which will be added to the charge for '83-'84. Turning to more general aspects of the Hollamby enquiry he said that there had been a number of benefits. It had disposed of a great deal of contention; provided an independent review which he was pleased to say found that the Trust operates efficiently; concurred with the allocation of expenses and found the expenditure on court actions relating to freeholds should be charged to the freehold account. Leasehold actions should be charged to the leasehold account.

The Trust was sorry to lose the £10,000 cost of changing the scheme of management in the high court, that was to have been charged to freeholders, especially as they, the freeholders, had to bear the cost of Hollamby, which was almost as much.

LEASEHOLDERS THANKED

Before taking questions and comment from the floor Mr Mansell said he would like to thank the 15% of leaseholders who had made voluntary contributions. "We have been unable to do so individually because these contributions were collected by Bernard Thorpe and we have no way of knowing who did contribute," he said.

FROM THE FLOOR

Robert Walker, of the Association of Freeholders, told the

meeting that they had met the Trust and agreed to be bound by Mr Hollamby's findings. But, he wished to point out that there had been prior costs, of some £10,000, charged to freeholders that should be treated in the same way.

In reply Martin Jaskell, RA Council Member said that in his opinion "We live on the Suburb because we want to enjoy it, our homes increase in value because of conservation. The Freeholders Association has no moral or legal business to go back over past years to quibble over small amounts."

Alan Lawson said that residents resented the squandering of £10,000 of Trust assets by the action of the FHA "The Suburb is a community and should sort out its differences in some other way."

Victor Hugo, FHA, said that they had not pursued this matter for so long for fun "It's not the money but the principle," he said. Payment for judgement costs should not be borne by freeholders. Mr Hugo went on to propose a joint approach by Suburb organisations to Government to change the Act.

Peter Beasley said that the Leasehold Reform is very unlikely to be changed but that, possibly, an HGS bill could be promoted.

TRUST STAFF CHANGES

Ted Hoblyn expressed concern over the manner of leaving of past staff, whom the Chairman had thanked for their services to the Trust, and asked what savings had been made and "Do the staff have the experience needed to give residents the service they have had in the past."

Mr Mansell answered that the past year's Council had decided, in the light of the joint RA/Trust working party report, that changes were needed. Changes were entirely designed to ensure efficient performance and he regretted that certain people had left the Trust.

Jean Henderson endorsed Dr Hoblyn's concern and said that as one of the 'midwives' of the New Trust she felt that there were other qualities than efficiency needed for the 'health' of the Trust and that the personal touch and local knowledge might be missing. Miss Henderson took the opportunity of thanking the staff who have left.

INFRINGEMENTS

John Freeborn asked whether the Trust would now be less likely to risk taking legal action over infringements and pointed out that residents would "rather pay a bit more and know that the Trust was acting to protect the Suburb." He also suggested that the Trust should insist that planning applications should show the effect of plans on surrounding buildings and trees.

The Chairman answered that they were more likely to be inhibited by legal advice on their chances of winning cases than by financial considerations. Ian Hodgson said in answer to the second point that Wilfred Court, the Trust architect takes photographs to show the surroundings of planned alterations.

Tony Mandelson Residents Association Chairman thanked Mr Mansell and the Trust Council and said he was glad that the meeting had gone some way to promoting the harmony on the Suburb that he had been hoping for.

SUBURB BIRDS

Hard weather, bitter frosts at night and snow lying through the day can provide a marvellous opportunity to see such hard pressed and peakish birdlife as remains. The morning after a night of snow can be as bright as a summer day, and the individual markings and little quirks of movement, which distinguish the species, too subtle to be visible on a dull smokey December afternoon, stand out sharp and clear.

Freezing temperatures also drive the shy arctic immigrants into town for warmth and food; redwings can be seen now in the gardens, and fieldfares on the Heath, the Northway Gardens and the Square. That first morning of recent



always see more here in the winter, no doubt due to the continental winter immigration. Migrants such as the redwing, not to be seen in summer, confirm in their presence the cold weather and the short days. Not the stuff of poetry: for that we await spring and returning summer visitors. It will not be a long wait!

In early March, normal conditions prevailing, the first warblers will cross the Channel, and soon after some will pass through the Suburb, blackcaps, chiffchaffs, perhaps whitethroats

may stop here for a breather. By the beginning of April the migration will be well underway, willow and sedge warblers might be seen briefly; close thereafter redstarts, flycatchers, turtledoves almost at the end of the unbelievable journey from their winter resorts in Central Africa.

By the last week of April martins and swallows may be screaming over our roofs, and maybe even that arch-bird of summer the cuckoo, whose note ... unpleasing to the married ear ... uncommon in the Suburb!

snow brought a small flock of redpolls into my garden, beautiful, angular finches, with deeply forked tails and low trailing wingtips.

Redpolls are not all migrant birds, though I

RENAULT

TEMPLE FORTUNE GARAGE

CAR SALES
NEW & USED

MOT TESTING

SERVICE
LOW LABOUR RATE

PARTS
OPEN SATS TO 5PM

FREE COACHWORK ESTIMATE

RECOVERY
EASY LIFT EQUIPMENT

TFG

TEMPLE FORTUNE GARAGE LTD.
1089 FINCHLEY ROAD, LONDON NW11 0QJ
TEL: 01-455 9955/6/7.
Est. 1914

RENAULT
BUILD
A BETTER
CAR