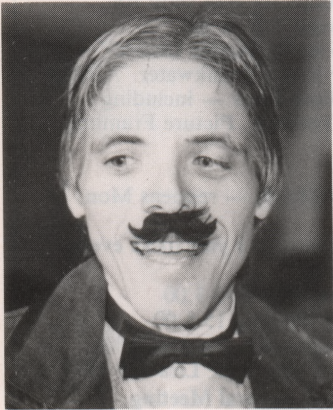


# SUBURB SCHOOL MUSIC HALL

Master of Ceremonies for the Victorian Music Hall entertainment provided by second year juniors was Peter Cavill. A series of clever sketches and

excruciating jokes were interspersed with acrobatics and recitals on piano, trumpet and violins.



## STUDENT CAROL SERVICE

The Rev. Peter Barraclough on December 8 once again welcomed a congregation including students of the Institute to the annual International Students' Service for Christmas. Carols, lessons, recitals, and readings were heard from

students of many nationalities, including the Scandinavian students who processed through the darkened church to the light of a crown of candles as they sang Santa Lucia and a virtuoso violin performance from Lee Jia.



## Selling or Renting your Property in the Suburb?

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# Trust more involved in the Suburb

On the 1 October the Trust took over from Bernard Thorpe the collection of ground rents, administration of the rack rented cottages and responsibility for the unadopted roads on the Suburb. Ashdale will be paying the Trust a commission for undertaking this.

### Rented Houses

In 1969 when Ashdale acquired the Suburb there were over 300 rent controlled houses. As these houses became vacant they were sold off so that today there are just over 60 left. In terms of size they vary from 6 bedroom houses in Corringham Road to 2 bedroom cottages in Fallden Way. Many of the tenants have lived in the same house for over 30 years, and some for even longer. On behalf of Ashdale the Trust is now responsible for collecting the rents and for maintaining the properties. The sale of vacant houses will continue to be handled by Bernard Thorpe from their Hanover Square office, and the accompanying advertisement gives details of the houses currently on offer.

### Ground Rents

Originally, when the Suburb was built, all houses were leasehold and even in 1969 when the Suburb was auctioned there were only a handful of freehold properties. During the last 17 years the position has been completely transformed until today the number of leasehold properties has been reduced to below 1,400 out of a total of around 3,500 houses.

All Suburb leases specify a fixed ground rent and of course in real terms this amount is continuing to depreciate in value. Ground rents vary from below £6 a year in parts of the older Suburb to over £70 in Winnington Road. The Trust have decided that it is

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The New Hampstead Garden Suburb Trust Limited  
862 Finchley Road, Hampstead Garden Suburb, London NW11 6AB  
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uneconomic to bill leaseholders quarterly for their ground rents, and in future there will be an annual rent demand. This will be sent out half way through the year so that the individual leaseholder and Trust will benefit equally. The insurance of leasehold houses will continue to be managed by Bernard Thorpe/Stewart Wrightson. Similarly the sale of freeholds will remain the responsibility of Bernard Thorpe's Tunbridge Wells office.

### Unadopted Roads

There are around 20 unadopted roads on the Suburb, which are owned by Ashdale. They include Linnell Close and Drive, Morland Close, Ruskin Close, Hill Close, etc. When these roads require maintenance the Trust is responsible for preparing tenders, obtaining quotes, supervising the work and billing the adjoining owners.

### Implications

These new responsibilities are a significant development for the Trust and will provide a new source of income. Although there will be some additional administration costs, the work will be done largely by the existing staff and should therefore be quite profitable. This will have the effect of reducing the management charge to freeholders, and leasehold deficit. Secondly the Trust will become more of a general estate management company and will broaden its expertise. The activities of the New Trust will move closer to those that once were undertaken by the Old Trust and Suburb Leaseholds. Finally the Trust will become more involved with leasehold properties through the collection of ground rents and the registration of transfers.