

SUBURB NEWS



The Newspaper of the Hampstead Garden Suburb Residents Association SPRING '89

TRUST BUYS ASHDALE FREEHOLDS

The Trust Council announced last week that the Trust has acquired the remaining interests on the Suburb of Ashdale Land and Property Company with the exception of the freehold of 138 short leases, 48 rented houses and three plots of land, which Ashdale are continuing to retain for the time being. The assets purchased by the Trust include the freehold area which used to belong to Suburb Leaseholds, the 2000 year headlease on the Old Trust freehold area together with all the unadopted roads, allotment sites, open spaces etc. In other words all the freeholds of the non unenfranchised properties, with the exceptions mentioned above, are now owned by the Trust.

For the first time since the Suburb was created over 95% of the properties will therefore be under the Trust's direct control. The remaining 5% will eventually come within the Scheme of Management once they have been enfranchised. In the meantime the Trust will continue to act as Ashdale's agents for collecting ground rents and for administering the covenants of the short leases. Ashdale's rented properties will also continue to be managed by the Trust.

As far as the flats and shops are

concerned the Trust has become the immediate ground landlord and freeholder of the Freshwater properties, which are owned under the 1992 year lease granted by Ashdale in 1969.

By acquiring these assets the Trust can ensure that unified control is maintained in the long term over both the leasehold and freehold properties. Moreover since the Trust is a non profit making organisation accountable to the residents of the Suburb these long leases, open spaces, and unadopted roads will hence-

forth effectively belong to the community.

The purchase price of £77500 is being financed from two sources. Over two-thirds of this amount is coming from new income generated by the Trust, and the remainder from the sale of investments. In terms of cash flow the Trust have acquired ground rents from 944 properties of nearly £20,000 per annum but of course will no longer receive a management income from Ashdale for looking after the leasehold properties. When long leaseholders enfranchise the purchase price will be paid to the Trust, and will be a useful source of future income.

Ashdale have also given an undertaking to the Trust that if at some later date they decide to dispose of their remaining short leases and/or rented properties the Trust will have first refusal.



Chris Kellerman and Gerry Mansell with Robert Vigars, Director of Ashdale who has been responsible for the Suburb since the auction in 1969.

NO TO WHEELED BINS

Suburb residents have given an emphatic thumbs down to Barnet's plans for wheeled bin refuse collection.

The survey form in the last Suburb News, returned by an exceptionally high proportion, showed that most residents reject the scheme. See page 6.

EXECUTIVE HOMES

....The agents who care

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**BUYING
SELLING
RENTING**

CABLE TO SAVE SUBURB SKYLINE?

There was a time when the Suburb streets were lined with telegraph poles and festooned with telephone wires.

The wires now go underground.

The advent of cable television could make all those unsightly television aerials a thing of the past too.

More importantly perhaps, cable will remove the threat of even more unsightly satellite dishes.

If enough Suburb News readers will return the questionnaire enclosed with this issue, City Centre Communications say that they could start on a temporary cable system this year.

City Centre Communications, which owns two cable-television systems in London, has been awarded the cable-TV franchise for North West London, an area covering Hammersmith and Fulham, Brent and Barnet. The area includes Hampstead Garden Suburb.

West Side Cable (the trading name for City Centre) will offer residents all the new satellite television channels. They will be able to receive the channels in a cheaper and more convenient way by subscribing to cable than if they were to buy their own satellite dishes.

A lot of interest in cable has already been shown by residents,

and in order to gauge the level of interest in Hampstead Garden Suburb the company has issued a questionnaire with this month's Suburb News.

It will take some time to plan and install cable across the franchise area. So if enough people in the Suburb are interested in receiving the new programming it may be possible for West Side Cable to provide an interim solution — in advance of the cable — by the end of this year.

The Hampstead Garden Suburb Trust and the Residents Association would welcome such an initiative, for environmental reasons. *Continued on P.3.*

HENLY'S & MRS THATCHER

Unlike our MP, John Marshall, who has spoken out publicly against the scheme at every opportunity including several times at the Inquiry, Mrs Thatcher, MP for Finchley, has kept a very low profile and, of course, she has made it clear that she must not influence her Ministers' decision on the matter. This has made it difficult for her constituents to know exactly where their MP stands on the issue, but she has said that the scheme will not be stopped by financial constraints. This makes a mockery of the year-long public inquiry and others like it which cost the taxpayers millions of pounds.

The Department of Transport's case was based on a complicated and massive cost benefit analysis of the scheme which converts practically everything from journey times and accidents as well as the estimated value of land and construction costs to finite monetary values. This is how the Department try to prove that a scheme is viable and if it does not meet their own criteria by showing a 'profit' the scheme should go back to the drawing board.

The Residents Association have proved that the benefits of the scheme have been overestimated and the costs grossly underestimated, the latter being shown by the outcome of a similar inquiry on the North Circular Road at Chingford where the

Department argued their case on *Continued on P.2.*

ROAD AND PAVEMENT ALERT

The Residents Association's Roads and Traffic Committee intend to notify Barnet Council about all serious defects. Would residents please help by sending details of repairs required to be carried out to roads, kerbs, pavements, verges and footpaths, etc with information about damage caused by contractors to: The Secretary, Mrs S de Payer, 4 Addison Way, NW11 6AJ.



ENVIRONMENT WEEK 1989

22 APRIL-1 MAY INCLUSIVE

The Residents Association has organised a series of events for Environment Week and has taken as the theme 'Our Past — Their Future'. Emphasis will be on Arts and Crafts (at the time of the formation of the Suburb to the present day), also current environmental problems.

Details of events are as follows. Please come and support them.

Saturday 22 April	10.30 am	Launching of Litter Free Zone Campaign, introduced by John Marshall, MP, and performed by Councillor Mrs D. Benson (Mayor Elect) at Meadway Gate, NW11.
	2.30-5.30 pm	Tea House open for display of Arts and Crafts from our local schools and the Institute. Teas available.
	8.00 pm	Concert by 'The Garden String Ensemble' in Free Church Hall, Northway, NW11. Programme to include Haydn Cello Concerto in C and works by Handel, Couperin, Holst and Elgar. Admission by programme available at door.
Sunday 23 April	2.00 pm	HGS Town Trail Walk led by Stuart Gray, starting from Arcade House, Hampstead Way/ Finchley Road, NW11.
	2.30-5.30 pm	Tea House open. Activities as on 22 April.
Tuesday 25 April	8.00 pm	Talk by Eunice Kossoff in Free Church Hall, Northway, NW11. "Nowhere" to Reality' (from William Morris to Henrietta Barnett). Admission free.
Thursday 27 April	8.00 pm	Talk by David O'Mahony (Friends of the Earth) in Free Church Hall, Northway, NW11. 'The Environment and our Future' Display by Horticultural Society. Admission free.
Saturday 29 April	2.30-5.30 pm	Tea House open. Activities as on 22 April.
Sunday 30 April	2.00 pm	HGS Town Trail Walk led by Christopher Kellerman, starting from Wylides Farm, Hampstead Way/ Wildwood Road, NW11.
	2.30-5.30 pm	Tea House open. Activities as on 22 April.
Monday 1 May	2.30-5.30 pm	Tea House open. Activities as on 22 April.
	8.00 pm	Molly Cattle presents 'Patchwork' in "Times Remembered" in Tea House, Northway, NW11. Admission free.