



Centenary Celebrations a great success

Henrietta Barnett (in various guises, sometimes with her husband) turned up at several of the Centenary events



Suburb News

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Four new elected members for Trust

A crowded annual general meeting of the Hampstead Garden Suburb Trust heard the outgoing chairman Mervyn Mandell say that, as neither he nor the remaining elected council members were standing for election for the coming year, four nominated residents were elected unopposed.

Joining the Trust council with immediate effect are Pia Duran, RA allotments committee chairman, Fellowship committee member and a past Trustee; Geoffrey Marriott a chartered surveyor in estate management and member of the Belvedere Court management committee; Richard Wakefield, who had resigned from the Trust council in May and Angus Walker previously a volunteer working for the Trust on strategy and finance and lead applicant, with 530 others, in the LVT application to bring in a banded charge.

Accounts approved

Earlier Mervyn Mandell told the meeting that financially the year had been a one of the best ever with income from large one off developments such as the Market Place garage, and the Wellgarth Road former nursing home as well as enfranchisements contributing to a surplus of £54,472 on the general fund. The management charge, at £77 was lower than budgeted. In answer to a question from Steven Licht he said this was largely because legal fees expected as a result of defending the Trust's stand over 24 Ingram Avenue had not come in that year. He thanked his fellow trustees, both appointed and elected, stressing that the time they gave was voluntary, the staff

and manager Jane Blackburn "whose appointment was the best thing we ever did." It had come, he reminded us, after a six month period in 2004 when he was running the Trust without a manager. After questions about the bank loan and whether enough had been reserved for Ingram Avenue costs, the year's Report and Accounts were approved.

In a speech that reminded members of the importance of the Suburb and recalled some of the highlights of the centenary year, Trust President Dr Mervyn Miller thanked the chairman for all he had done for the Trust and the Suburb. Wilfred Court spoke of the outgoing elected members Charles Zeloof, David Bogush and Mervyn Mandell and said we should all be grateful for their work as trustees. "Unusually," he announced, "there will shortly be a bench in Central Square marking Mervyn Mandell's period of office."

Banding Ballot

Two hostile questions from the floor asked whether the new trustees would hold a ballot of freeholders on whether a banded progressive management charge should be adopted. David Lewis, Chairman of the Residents Association, after thanking the retiring trustees for their work, said that he had written twice to Mervyn Mandell urging him to follow the RA Council's resolution of February 2007 asking for a ballot. He urged the new trustees not to repeat the mistake of their predecessors and to carry one out and received a strong round of applause for his comments.

Trustees and volunteers

The four new members are part of a group with concerns about the future of the Trust. "The idea behind the group," says Angus Walker, "is to have a pool of interested people prepared to volunteer their services or to stand as trustees. We hope never to have a shortage of people willing to be Trustees." Some of them have been, or are, helping the Trust with specific tasks. Judith Chaney, as well as editing the Trust Gazette is masterminding the Suburb Area Character Appraisal; Andrew Botterill had spent a year helping on Estate Management which led to the appointment of a full time staff member, John Haywood, to look after this important area.

The four new members had agreed that they were committed to:

- A more open style of trusteeship, better contact with residents and the RA, no 'papering over the cracks'.
- More delegation of 'executive tasks' and planning decisions to the Trust Office.
- Proper financial planning and timely budgets.
- The vitally important rebuilding of the Trust's reserves and development of fundraising ideas.
- The further development of the Area Character Appraisal and other Trust Office initiatives.
- The change to a progressive management charge from the present flat rate.
- The streamlining of the Trustee electoral process, full encouragement of residents to



His Royal Highness The Duke of Gloucester after welcome speeches from Dr Mervyn Miller, Trust President and Eddie Caplin, unveiled a stone marking the centenary which will be mounted in the school wall.

become Trustees, further increases in Trust membership.

• Development of a vision for the future of the Suburb – and how to get there.



Pia Duran Geoffrey Marriott



Richard Wakefield Angus Walker



Jane Blackburn and outgoing Trust chairman Mervyn Mandell.



Jonathan Ross at the Horticultural Society's spring show with the birthday cake and scenery from the pageant.

LVT fails to rule on management charge

In August, having completed all the hearings and having inspected the Suburb, the Leasehold Valuation Tribunal surprisingly ruled that it did not have jurisdiction over the application for a progressive management charge. It rejected submissions by the Trust and the applicants that the LVT did have the power to rule on the application. The LVT observed that the wording of the Act under which the application was brought was not clear and, in September, gave permission to appeal to the Lands Tribunal – the next court up in the appeal process.

The appeal is strictly on a point of interpretation – the LVT has not ruled on the application itself. As things stand the application has been rejected. If the appeal were to be successful the application would automatically be revived.

The Trust, although supporting the argument that the LVT had the power to rule on the application for progressive management charge, opposed the original application. It is understood that the Trust Council has not yet decided whether it should be a party to the appeal.

Commons congratulates Suburb

An early day motion was put by our MP Dr Rudi Vis: That this House is immensely grateful for the life and work of Dame Henrietta Barnett, who put the first spade in the ground on 2nd May 1907 to create the wonderful hundred year old oasis, the Hampstead Garden Suburb; congratulates its lucky residents and in particular David Lewis, who

chairs the Residents Association, and thanks Sir Donald Sinden, Jonathan Ross, Jane Goldman and Marjorie Harris, who assisted in the opening celebrations; is grateful to Richard Wakefield, who developed an excellent souvenir programme; and now looks forward to the unveiling of a plaque on the home in the suburb of former Prime Minister Harold Wilson.

Caring, Competent & Committed

Our experience spans over 30 years and contrary to popular belief, we sell much of the middle to lower priced property within Hampstead Garden Suburb. There is no magic at work here. We are totally committed and are known to achieve handsome prices for two main reasons:

Firstly, because we deal with buyers trading up as well as down in price range, the latter of whom usually have fulsome budgets.

Secondly, we regularly deal with monied purchasers from outside the area who have grown used to even higher priced property in Central London and believe that the Suburb is not only leafy and desirable, but good value.

"We are passionate Suburbites and we eat and breathe the Suburb, it is in our blood and we treasure its heritage."

Most importantly we understand that your home is your sanctuary and is probably one of the largest assets in the family and therefore a sale/purchase needs the tender care of dedicated and sensitive professionals who are skilled at this important task.

The market is excellent at the moment, so if you have not contacted us before, try us, we think you will be pleasantly surprised.

We are at your service.



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Letter from Downing Street

Prime Minister Gordon Brown has sent a letter supporting the Suburb 100 celebrations.

He writes, "I am delighted to support the Hampstead Garden Suburb Residents Association in commemorating a century since the Suburb was built...The ideals behind its development remain as relevant today as ever, underlying that the places in which we live are significant for our spiritual, physical and intellectual well-being."

The Prime Minister's letter can be viewed at the Centenary website, www.hgs.org.uk/centenary.