



## Trust Annual General Meeting

The Hampstead Garden Suburb Trust held its 49th AGM on the evening of September 13 in Henrietta Barnett School Hall. Many members arrived early to enjoy a chat and a drink before the proceedings started. Trust Chairman, Richard Wiseman, opened the meeting by welcoming everyone present, and giving an apology for absence from Alison Blom-Cooper, the council member appointed by the Royal Town Planning Institute.

He went on to explain the order of the meeting before thanking the Trust staff, the trustees and all the volunteers for the work they all do to maintain and improve on the fabric of our Suburb.

He then remarked that it had been a quiet year. The finances were good, and cases of litigation had been successful although, the Trust preferred to negotiate and rectify in cases of infringements. He mentioned the new basement guidance, which gave consistency of policy and had not yet been challenged.

He also welcomed the invaluable input given by the Residents Association, which provided robust, well thought out, and constructive criticism.

The Chairman then mentioned the Trust was looking for candidates to become trustees over the next two years when there will be first one, and then two vacancies. If any resident reading this is interested in volunteering to help by joining trust council and making a vital contribution to the well-being of the Suburb, please get in touch with the Trust.

The biggest change of the year was the Trust taking back control of the maintenance of Central Square with the support of Barnet council. The wish is that over time it can be transformed into the thriving heart of the Suburb.

The report ended with the Chairman thanking Tim Leach

on his retirement from council for his invaluable contribution since 2009 as the Victorian Society representative. He is replaced by Jacqui Barnett.

The report and accounts were then received and auditors appointed before the meeting moved on to this year's trustee election. David White on completion of his first term in council, was standing for a second term as allowed in the constitution. He was opposed by Brian Ingram, who was a candidate last year. As usual they both had a chance to speak and then answer a few questions from those present.

Brian Ingram was concerned that the Trust must be effective; proactive and not knee-jerk reactive; have a plan; change its Chairman; become professional; take care of trees and hedges; and guard against the paving over of gardens. He also believed the Trust to be responsible for the loss of The Institute, the new HBS buildings, and the sale of The Tea House.

David White mentioned his experience with the Garden Suburb Theatre, St Jude's, as a gardener and resident since 1960, all of which could be put to use as a trustee. He was happy to continue with the schedule of council and committee meetings, and believed he could continue to contribute to our unique and wonderful community.

The meeting then moved on to answering any questions residents wished to ask. David Iwi was first and repeated his question from last year about the audit not complying with the Scheme of Management over its lack of attention to efficiency. The Chairman dismissed this as last year's complaint, which had been answered at the AGM and also in Suburb News. Legal advice backed the Trust's position and the assertion that the Charity Commission had intervened was merely referring

to a letter reminding the Trust to continue act properly.

There was also questioning on the familiar topic of the condition of pavements. Unfortunately in most cases pavement problems are the responsibility of Barnet council.

Another recurring question, from Judith Samson, was about the awful condition of the tarmac between Willifield Way and Erskine Hill and what the Trust could do about it. Unfortunately it appears not much can be done except write to the owners about their obligations. Each side is responsible for its half of the path under the term of their 999 year lease from Freshwater, and the problem is compounded by issues to do with multi-ownership.

With no more questions from members, the Chairman ended the meeting by thanking everyone for coming, reminding everyone to vote and looked forward to seeing us again next year.

While leaving the meeting there were many comments about how there was less trouble than there had been in recent years with a great deal less argument and heckling. It seemed to be an improvement for some, but a disappointment for others.

TERRY BROOKS

THE HAMPSTEAD GARDEN SUBURB TRUST LIMITED Election of Elected Member of the Council 2017	
Number of valid voting papers received:	407
Number of voting papers rejected:	4
Name of candidates	Number of votes cast for candidate
Brian Ingram	116
Michael David White	291
The candidate elected to fill the vacancy is:	
Michael David White	
Signed: <i>Richard Weaver</i> 20.09.17	
Richard Weaver, haysmacintyre, 26 Red Lion Square, London WC1R 4AG	

## Pedestrian safety on the Suburb

(continued from front page)

was the missing link; we have plenty of rules about how we drive and cycle but there are not enough resources to ensure everyone obeys them.

Ian Tutton thought that pedestrians were at risk crossing the road at mini-roundabouts because drivers were not aware of what they are supposed to do. He gave the Meadway and Hampstead Way crossing as an example.

But the most complaints were directed towards the state of the pavements. Not only the damaged or unstable ones, but also hedges growing over them, cars parking on them, the barriers of the utility companies blocking them; all were cause for complaint. This is a borough-wide problem which will require quite a lot of money to fix.

Cllr Marshall announced there was to be a meeting between councillors and officials, and added that what he had heard would inform the talks, which took place on July 13 on Falloden Way and Market Place with TfL and the RA.

As Suburb News was going to press we heard that, following the meeting and talks, one of our councillors, Rohit Grover, has submitted a motion headed "Safety of the Ossulton Way, Kingsley Way, A1 junction" to be debated by Barnet Council on October 31.

In part it reads as follows: "In view of the fact that since 2010, 11 serious collisions have taken place on this stretch of the A1, including the death of an elderly resident at the Ossulton Way junction earlier this year, Council

calls for a further meeting to take place, at a high level, where those with senior decision-making authority at TfL are required to seriously consider what can be done to improve pedestrian safety. Options could include a longer all-red phase at the Kingsley Way/Ossulton Way/A1 junction where traffic from all sides is stopped, an improved pedestrian crossing facility, or speed cameras for this stretch of road generally."

The RA's Roads and Traffic Committee is in constant dialogue with Barnet, TfL and the police regarding our roads and pavements. Change can be difficult to achieve and information is sometimes difficult to get hold of, but Suburb News will keep residents informed of any developments.

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## Frox & Chox

Frox & Chox is a very long established retailer in Market Place and has been there for over 60 years. Indeed the original shop started trading in 1945 and was called 'Lollies', where they sold exclusively lollies, chocolates and ice cream.

A local HGS resident, Frances Anthony, remembers visiting the shop during the war as a child and has continued her association with the shop over the last three decades. It was in 1980 that the shop introduced gifts and in 1990, under new ownership, ladies fashion became part of the business, alongside continuing the range of chocolates.

The present owner Alan Traub, who has had long-term experience in fashion retail with M&S and House of Fraser, became proprietor in 2006. He has since introduced a more diverse range of goods; including ladies fashion, footwear, scarves and hats. Exclusive brands are sourced from Paris when Alan makes his twice-yearly visits.

He explained to me that the principle of the business is to maintain itself as a community asset for local customers, offering mid-price point ladies fashion

## Suburb News goes to The Market Place

and footwear with a small range of gifts and chocolates throughout the year; taking into consideration the profile of the local customer; offering a personal service to many of their regulars.

Marianna, the senior sales assistant, is very knowledgeable about their regulars' requirements. The brands that are stocked are not readily available in any other northwest London stores, and include Barbara Lebek, Yest, Suzanne Beetley, Dent gloves, Unisa, Pretty Ballerina and cashmere knitwear in the Autumn. More recently an American brand of baby wear called Magnificent Baby was introduced.

One aspect that is important for local residents is that Frox & Chox have been part of the HGSR Discount Scheme for over 10 years and offer a 10% discount on full price clothing and footwear to its card members.

During the Jewish New Year, as well as offering fashion and hats, they have a range of gifts, which include dried fruit and

nuts as well as kosher chocolates and sweets; this year they are offering a limited supply of plants and can arrange local delivery, a service that has been very popular.

Alan reiterated the ethos of the business; that it is a partnership with loyal local customers, who visit to purchase a gift or card, a dress, their knitwear or a pair of Dent gloves, and also their range of chocolates.

Frox & Chox is another example of how essential it is for residents to have the ability to shop locally; not only saving time and effort but creating a true sense of community. Alan reaffirmed the importance of the continued support of their local shoppers and that they endeavour to provide a continuing, friendly, knowledgeable and unique service in the Market Place.

You will find the shop at 38 Market Place, NW11 6JP, and it is open from Monday to Friday, 10am to 5.30pm.

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