

# Trust Times

Autumn 2021  
Issue 01

YOUR HAMPSTEAD GARDEN SUBURB TRUST NEWSLETTER

## The Trust Gazette has had a facelift

**W**elcome to the first edition of the new *Trust Times*! The successor to the annual Gazette, *Trust Times* will be published three times each year with a topical mixture of editorial articles, news, alerts and other updates on the Trust's work. Please do tell us what you think of the new format.

You are receiving the Autumn edition in paper form, as this contains important information about the Management Charge. The Winter and Spring editions will be available online, although **paper copies will still be available for anyone without internet access.**

### Central Square

The flower beds of Central Square were created as a jointly funded Trust-led project in 2017. Now, after seventy years in local authority ownership, the whole of Central Square is at last returning to the Trust under a long lease, which we hope to sign over autumn.

We're grateful to Barnet for maintaining the essence of the Square over the years.

However, we recognise that there are challenges ahead that need addressing, as well as opportunities we can now take to restore the Square's historic character and enhance its amenity for residents. Look out for more details in future editions.

### Sunshine Corner

At the other end of Heathgate, Sunshine Corner suffered a serious graffiti attack in July, disfiguring a considerable length of The Great Wall. This has now been cleaned by a specialist conservation firm, but the risk of future damage always remains at this popular and attractive spot.

While CCTV, anti-graffiti coatings, additional policing and preventative planting may help in some locations, we believe that a policy of constant vigilance and prompt cleaning is the only long-term solution here. This will send a clear message that such behaviour will not be tolerated.

Please do let us know as soon as possible if you see any graffiti or other vandalism to Trust property, and we will take action.



*The Great Wall before and after cleaning*



The Hampstead Garden  
Suburb Trust

## Annual General Meeting

**Thursday 30 September**

**7.30pm for 8pm start**

**Fellowship House, Willifield Way**

The meeting is open to all residents, but to be eligible to vote you must be a full Member of the Trust. If you are unsure if you are already a Member of the Trust please check with the Trust Office. Contact details and information on how to join the Trust are on the back page. Members and other residents are warmly invited to join the Trust Council Members and staff for refreshments and conversation from 7.30pm-8pm.

This event will also be streamed online for those who prefer to attend remotely. Details will be available soon – please email [mail@hgstrust.org](mailto:mail@hgstrust.org) to register your interest in this method.

**ALL WELCOME. REFRESHMENTS**



# Trust Proms Walks

**A**s in previous years, members of the Trust's staff donated their time and knowledge to leading Suburb walking tours in support of the Proms at St Jude's fundraising event.

The walks, in June, covered a range of topics, and we were pleased to find that they attracted a good-sized audience at each event. As Covid-related restrictions lift this summer, it has been especially significant and rewarding to be able to run in-person events once again. We are indebted to the organisers of these walks, and in particular to Kate Webster who registers attendees and ensures the smooth running on the day.

The range of walks covered Suburb architecture, life on the Suburb during the World Wars, and the green Suburb.

James Phillips focused his walk on blocks of flats in the Suburb and how they offered alternative forms of accommodation to residents before and after the First World War. The route began by visiting Meadway Court, by Sutcliffe (1912) – many were surprised to learn that it originally only accepted male tenants. Meadway Court certainly still has something of a collegiate atmosphere, even though the original refectory is no longer in place.

Southwood Court and Bigwood Court were next, designed respectively by Soutar and Butler, which in their form and layout, both demonstrate the communal aspect of flat-living their architects sought to emphasise. They are, however, more in keeping with the scale of the neighbouring houses than the more imposing Meadway Court. And finally, the tour came to Central Square to look at Nos 3-18 South Square, designed in the 1920s by Soutar, which fits in effortlessly with the other nearby houses in Central Square, and emphasises, perhaps symbolically, that flats were and are a key part of the Suburb.

Meanwhile, Paul Capewell delivered a talk which drew on first-hand accounts of life on the Suburb during the First and Second World Wars. From the recollections of Dame Henrietta Barnett, who lived through the First World War, Paul's audience heard tales of aircraft over Central Square, and the plight of Belgian refugees who came to the Suburb.

The Club House on Willifield Green was highlighted across both Wars – from the special role it played in acting as an Auxiliary Military Hospital between 1916-1919, to its tragic destruction in 1940, as two large bombs fell in the Artisans' Quarter, causing widespread damage to properties.



*Simon Henderson at Sunshine Corner*



*Paul Capewell at Willifield Green*

Most poignantly, Paul drew on the diaries and letters of Suburb residents, which can be found in the virtual museum at [hgsheritage.org.uk](http://hgsheritage.org.uk), some having been written by those who subsequently died as a result of enemy action. The talk's audience were invited to contribute their own recollections and family stories, which led to a fascinating mixture of wartime connections.

But to kick things off, the first of our walks saw Trust Chief Executive Simon Henderson and Assistant Estate Manager Lauren Marsh lead a walk on 'the green Suburb', taking in some of the Suburb's most beautiful corners – some well-known and others less so. It was a great opportunity to show residents those parts of the Suburb over which the Trust has the most direct control as landlord, as well as how community assets like the allotments play such an important role in Suburb life.

Nowhere is the Trust's ownership and maintenance of Suburb land more clear

than at Sunshine Corner and on the flowerbeds and tennis courts on Central Square. We are currently entering the final stages of a formal handover of Central Square as a whole from the London Borough of Barnet to the Trust, which will give us the chance to really make this iconic focal space shine.

For Lauren, the walk was a good opportunity to explain the holistic, year-round work of the Trust and its gardeners and contractors; and for Simon – who started at the Trust just weeks before the first lockdown of March 2020 – it was a pleasure to finally lead an in-person event with Suburb residents. As the natural environment of the Suburb comes under increasing pressure from climate change and other influences, it is all the more important that we all understand and value the contribution that it makes to the unique character of this special place. The Trust will be giving particular attention to this over the coming years.

DAVID WHITE

DAVID WHITE



## Grants

**T**he Trust provides grant aid to local bodies whose activities are likely to be beneficial to residents and preserve the character and amenity of the Suburb.

During 2020/2021 the Trust, advised by the Grants & Amenities Committee, made seven grants totalling £20,057.

Grants were made to the value of:

- £15,000 to the Parish of St Jude-on-the-Hill for essential repairs
- £1,100 to Northway Gardens Organisation
- £1,000 to HGS Heritage
- £433 to the HGS Archives Trust
- £424 to the Abbeyfield Society
- £100 to the Friends of Abbeyfield
- £2,000 to Brookland Junior School PA towards a new library.



Scaffolding at St Jude-on-the-Hill

## Trust Membership

Do you want to become a Member of the Trust, or check your current Membership status?

See the back page for more information.

## UPCOMING Trust Events 2021

### Suburb Architects Exhibition

Throughout September, Eileen Whelan Room, Fellowship House

**T**hroughout September we are running an exhibition at Fellowship House in collaboration with Suburb Archives which aims to introduce visitors to some of the Suburb's early architects, including a number of less-known names who nonetheless made important contributions to Suburb architecture.

The exhibition runs for the whole of September and visitors to the Trust's AGM on Thursday 30 September will have one final chance to see the exhibition before it is taken down.



Sutcliffe and drawings for three cottages, Creswick Walk

See [fellowshiphouse.co.uk/calendar/](http://fellowshiphouse.co.uk/calendar/) for access but the exhibition will be open Tuesday and Friday afternoons 2-4pm and any time the building is open and the Eileen Whelan Room is not in use.

## Members' Winter Lecture

Evening of Monday 13 December 2021, Henrietta Barnett School main hall

### George Cadbury and Bournville Village Trust

*A talk by Duncan Cadbury, former Chair and Trustee of the Bournville Village Trust*

**T**he first section of this illustrated talk will focus on George Cadbury's early years, his family, where he lived and his introduction to the chocolate business.

Duncan will then talk about some of George's activities beyond making chocolate – as philanthropist rather than businessman and as founder of the Bournville Village Trust in 1900.

In the main part of the presentation Duncan will outline the early years of Bournville through to the present time, showing how George's legacy vision and values live on.

Invitations for this Members' event will be sent out in the coming weeks.



George Cadbury (centre, with Queen Mary), 1919, Bournville



Shops in Sycamore Road, early 20th C, Bournville

# The Scheme of Management Charge

## The Management Charge for 2021/22 has been estimated at £207.22

The Scheme of Management operates at cost. Any surplus is the property of the charge-payers and is returned as a rebate in the following year; any deficit would be similarly added as a surcharge. The regulations do not allow a sinking fund, so the estimated charge can vary substantially from year to year. For 2020/21, there is a rebate of £39.22 against each Charge, reduced for any property that became freehold during that year. This rebate is offset against the Charge for the current year, so that for most properties the net amount payable in September 2021 is **£168.00**.

## Scheme of Management Operating Expenses

The Charge is set as an estimate for the year, based on the annual Scheme budget. It will therefore almost certainly differ from the actual, audited expenses at year-end. The closeness

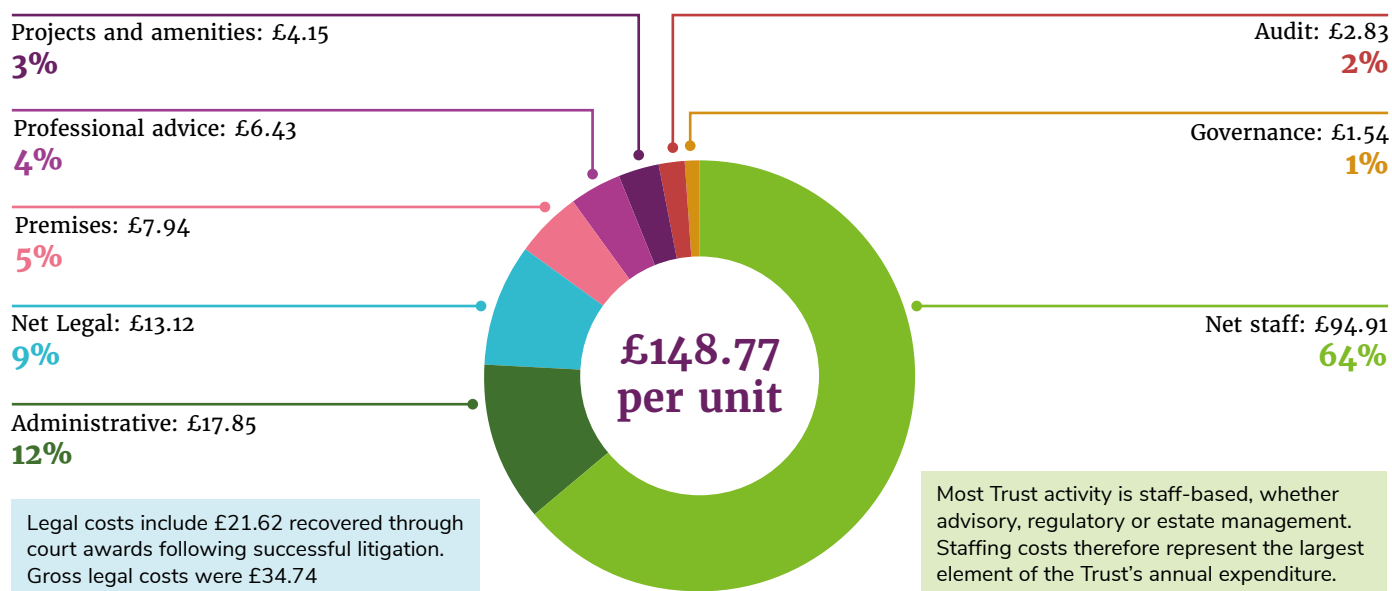
of the estimated and actual sums is a measure of the Trust's budgeting skills, together with the evolving circumstances of the year, not all of which are predictable – as 2020 proved. In the long run however, the cumulative cost of the Management Charge will exactly equal the cumulative cost of the expenses of operating the Scheme as rebates are returned and surcharges levied.

## The Trust's expectations for the expense of operating the Scheme of Management

In 2008, the Trust Council set an expectation that future Management Charges would remain within a broad band 'for the foreseeable future' – effectively two and a half years at the time. Adjusted for inflation, this band is now between £136 and £191 for each property liable to pay the Charge.

The chart below illustrates the make-up of the 2020-21 Management Charge for each charge payer.

*Scheme of Management costs 2020-21 per unit*



## Trust Membership

Membership of the Trust is an optional additional benefit of being a resident of Hampstead Garden Suburb.

It is entirely voluntary, unlike the necessity to pay the management charge or ground rent on your Suburb property, and indeed is open to all those resident on the Suburb, whether they own their property or not. Membership is free and allows Members to be kept more up to date with

the Trust's activities, and to receive invitations to events such as our popular Winter Lecture. Full Members also vote in any election for the four resident trustees.

We hope that Suburb residents who believe that conservation of this unique area is important will consider becoming Members. Residents may become Members, if they are over 18 and have lived on the Suburb for more than 3 years.

Residents who have lived on the Suburb for less than 3 years can become Associate Members. Forms are available from the Trust website.

**HAMPSTEAD - GARDEN - SUBURB - TRUST**

Residents are welcome to contact the Chief Executive, Simon Henderson, on any aspect of the Trust's work.

862 Finchley Road, Hampstead Garden Suburb, London, NW11 6AB

T 020 8455 1066 • W [www.hgstrust.org](http://www.hgstrust.org) • E [mail@hgstrust.org](mailto:mail@hgstrust.org) • [@HGSTrust](https://twitter.com/HGSTrust)