



2010 Annual Report



**Hampstead Garden Suburb
Residents Association**

RA CENTENARY YEAR • 1911-2011

*Residents Association Annual General Meeting
Monday 28 March 2011, 8.00pm*

The Henrietta Barnett School Hall, Central Square
All residents welcome • Refreshments



Since the centenary of the Suburb itself in 2007, the subsequent years have been marked by a flurry of associated centenaries some involving our most famous heritage buildings. In 2009 the Horticultural Society celebrated 100 years with colour, energy and enthusiasm, whilst in 2010 it was the turn of the Free Church which

celebrated with a deluge of interesting and inspiring events. The Institute too turned 100 with a celebratory walk from Toynbee Hall to Central Square and on to its new Arts Centre. At various times during 2011 both St Jude's and Henrietta Barnett School will mark their hundred years and in 2011 the RA too will reach its centenary year.

The RA Council spent a considerable time considering whether its present structures and practices are best suited to the 21st century. To help us a Strategy Working Party was set up and their work continues into 2011. In particular the group has been concerned with how the RA talks and listens to members and interacts effectively with both the London Borough of Barnet and the HGS Trust. Compared with these bodies the RA has few powers but the manner in which we are able to influence decisions they make is crucial. Achieving an appropriate mixture of effective co-operation and the application of pressure to oppose where necessary can be difficult to balance.

As an early outcome of the Working Party interim recommendations and other parallel RA discussions, the hgs-website has been significantly improved over the last two or three months. The changes make the site easier to use and it now has more news and up-to-date information about the RA and about other Suburb activities and institutions. We hope that

more and more of you will regularly log on to www.hgs.org.uk. I am also pleased to take this chance to thank the website administrator for making all this possible. Other developments in the coming months should give the RA greater opportunities to use email and web-based media to communicate with and receive feedback from residents. Suburb News will of course continue to entertain and inform you four times a year. Our thanks are due to all those involved in its writing and production and to the volunteers who arrange for copies to be speedily delivered to letterboxes.

However, because of the implications for change to which these ideas may give rise, we have temporarily put on hold our previous decision to move quickly to become a company with limited liability. No changes in our status or constitution will be made until we are more certain about the actual structures and powers the RA will need in the years to come.

A major achievement in 2010 was the saving of Open House weekend in the Suburb, after the London Borough of Barnet, for a second year, declined to participate in this pan-London celebratory weekend. Visitor figures both local and from afield were well up. In the summer the RA invited residents to picnic together on Central Square and provided entertainment for children and again ended the year with a magnificent fireworks display, enjoyed by around five hundred visitors.

I also wish to thank the RA Council members and other member volunteers who keep our Standing Committees, Working Parties and other ventures operating effectively in our collective interest. They provide the backbone of our work to our collective benefit. You can read much more about what they have achieved in 2010 in the statements from Chairmen and organisers included in this report.

Thank you to all those who joined the RA in 2010. We hope to keep you and others on board for 2011.

JANET ELLIOTT – rachairman@hgs.org.uk

NOTE FROM THE TREASURER

Again we had a small surplus. This includes £1500 from the distribution of funds that had been left in the hands of the Henly's Corner Joint Action Committee, and a £500 donation from film producers causing some disruption in the Suburb.

The funds left over from our Centenary activities, £25,000, have been earmarked in the balance sheet as the Centenary Fund to be spent in the ways adumbrated when the money was raised.

JOHN BOULTER - Treasurer

ALLOTMENTS



2010 has been another good year for the allotments – we have all enjoyed eating our produce. All plots are taken and we have a lengthy waiting list of local residents.

The Phyllis Young Memorial Trophy for best kept allotment was won by Peter Hodson, site secretary of Chatham-Willfield. Runners-up: Janice Brass and Richard Bury.

This year we are planning to instal a new water supply at the Asmunds Place site. The RA have generously agreed to donate £2,400 towards the cost of the water installation and £300 for the badly needed new gate. The rest of the funds will come from rents of allotments and hopefully a grant from the Trust. The total cost will be £6,800. The metered water will be paid for by the allotment holders.

PIA DURAN – Chairman

PUBLICATIONS



2010 saw a new look for Residents Association publications with a new logo and layout for everything we produce. Six foot banner displays, posters and a persuasive leaflet encouraging new members to join were produced using the quote from Philip Davis of English Heritage "How lucky we are to live here." What has been the Yellow Directory since 1972 underwent a change to full colour cover and a new arrangement of directory pages designed to make it more user friendly.

Suburb News enters its 28th year determined as ever to provide news of Suburb affairs and keep all residents in touch and aware of RA activities. Thanks are due to advertisers who, by their generosity, pay for Suburb News and the Directory and to Lorna Page and her amazing team of distributors without whom we could not get the paper to every home on the Suburb.

The implementation of the developments on the website at www.hgs.org.uk that were announced last year has begun and we hope to provide a monthly newsletter by email in the coming year. Thanks are due to Steve Morris for his continued commitment to develop the site, and his willingness to find the time to manage it and the HGS list.

TERRY BROOKS – Chairman

CONSAM REPORT



The committee has seen three new members join this year: Jeremy Clynes, who is responsible for looking after the Design Guidelines for the Public Realm, which were agreed with LB Barnet last year; John Sells, who is tracking the Barnet website for the weekly planning applications and Jonathan Seres

from the RA Council who, with the chairman, is following developments for the possible Heritage Centre. Tony McGuire sadly resigned due to ill health.

This year saw the virtual completion of the programme of works agreed with LB Barnet and part financed by the RA of street clutter clearance and improvements set out in the Design Guidelines for the Public Realm. Currently the planning applications by BT for 19 Openreach Broadband cabinets concern us to the extent that they may form yet another piece of street clutter and we have written to Barnet along those lines. To date 5 have been granted conditional approval and 14 have been withdrawn. While not wishing to stop the development of improved broadband, we will continue to monitor how the installations can be done with the least adverse effect on the environment.

The Design Guidance document prepared as a result of the Area Character Appraisals was adopted by the Trust and LB Barnet but only after an amendment to the section concerning basements which deleted '... in many cases basements will not be approved, particularly for smaller properties or planned groups of houses'. Consam remains committed to trying to achieve this and was particularly concerned that Barnet approved an application to build a basement covering the full footprint of 14 Brunner Close which is a semi-detached small house in a planned group. Committee members met with Tony Hillier, the chairman of the Heath and Hampstead Society, which has been negotiating for some time with LB Camden about the problem of basements, and with Angus Walker, chairman of the Trust Council, to discuss the problem which is becoming widespread in London. Camden now requires independent professional reports on soil and subsoil conditions and structural methods to prevent damage to neighbouring properties at planning application stage rather than afterwards. In December, Janet Elliott, Alan Jacobs, Tony Gilchik and I had a meeting with Councillor Cornelius, Barnet executive member for Planning and Regeneration, and the chief planning officer, to

discuss these issues and urged a similar approach to Camden. His response was broadly positive. We have to remain vigilant and raise reasoned objections when relevant applications are made in the Suburb We have the support of the Trust in this.

The installation of new street lighting has been started but the question of 8m high posts in Meadway is under consultation with residents who have received informative letters from the Contractor and from Consam/RA.

We have met ward councillors and the Trust and will continue to discuss key issues with them as well as seeking their support in relevant issues. Establishing a working relationship with Councillor Cornelius is important since so much of our concerns lie with planning and development matters. Generally we are concerned with sustainability, not only for energy conservation, but also the broad character of our Suburb environment and the social issues which may arise from changing patterns of house purchase and extension which are already figuring large on its map.

GEOFFREY SPYER – Chairman

LITTER TEAM



Whilst there have been several house refurbishments and replacement of water mains on the Suburb there has unfortunately been an increase in the amount of litter at these locations. However, I am aware that members of the litter team plus others are doing their best to clear away what has been left behind, mostly polystyrene cups and plastic bottles.

It is possible that the inclement weather has also made it difficult for people to get out and moreover to retrieve litter from the water-logged grass verges which have been churned up but hopefully with the better weather we shall see the Suburb looking pristine again.

I should like to say a big thank you to the team and would welcome any other residents who wish to join us. Several members are quite elderly now and do not find picking up litter so easy now although each member is supplied with a grabber of which I have several spare.

ROSALIND JOSEPHS

ROADS & TRAFFIC



Much of the Roads & Traffic Committee's work in 2010 involved assisting residents who had been issued with London Borough of Barnet or Transport for London parking tickets. We were also pleased to aid several RA members with cases which were successfully referred to the Parking and Traffic Adjudication service. Where cases are reported to us we can usually assess the prospects of success and offer advice about the regulations. We can also help with the formalities of the appeal process. The Committee will remain happy to help any resident who receives an unjustified parking ticket in 2011

We are though pleased to report a steep fall in the number of enquiries from residents who have been sent parking tickets by TfL after being photographed by the CCTV camera in The Market Place. The removal of the highly contentious south side loading bay in 2008 was followed last year by an RA campaign to improve signage on the north side. TfL replaced the most confusing of these signs last autumn with one which better expresses the varying restrictions and we hope residents will have fewer problems here as a result.

We are aware of residents' concerns about speeding on Suburb roads. Serious speeding is thankfully a relatively uncommon event although most residents will have witnessed genuinely dangerous driving in their roads from time to time. There is a unanimous desire among R&T Committee members to see such offenders caught but occasional speeding patrols by local police are most unlikely to be in the right place at the right time. As reported in the winter issue of Suburb News it is far more probable that such patrols will only apprehend local residents who are marginally exceeding a speed limit which in some areas is as low as 20mph.

The announcement by London Borough of Barnet just prior to Christmas that parking charges are set to rise by a factor of several hundred percent meant that an otherwise quiet year for the Roads & Traffic Committee ended with a tidal wave of enquiries from furious residents who will be badly affected by the proposed increases. Many local people are also very angry about the Council's proposal to remove free bays from controlled parking zones at Golders Green and East Finchley stations. These will make life more difficult for Suburb residents living outside the zones who would like to use their local railway stations. The removal of the spaces will also affect CPZ residents whose visitors will no longer be able to park without paying a fee to Barnet. The new regulations and price rises will affect almost all users with doctors being charged £200 for an annual permit usable across the

borough. Councillors will continue to be provided with free permits.

Finally, residents are reminded that they should brace themselves for several months of disruption whilst the new Henly's Corner scheme is built. Work is scheduled to begin in the spring and to last for the remainder of 2011.

GARY SHAW

HERITAGE AND COMMUNITY FACILITIES WORKING GROUP



The Group is continuing to act to assist the Suburb in improving community provision for the benefit of Suburb residents. The aim of achieving a Heritage provision for the Suburb has progressed with the Archive Trust hoping to be housed within possible alteration to the HGS Trust offices, with ongoing discussions with Fellowship regarding housing a Gallery and Visitors reception, and having prepared a constitution and banking for a charitable company. But no progress yet on finding a place for a Suburb Museum, with the Tea House remaining out of reach. The Group is also investigating the development of a 'Community Learning Network' for the Suburb Website listing details of learning events and classes being held on the Suburb.

SIMON ABBOTT – Chairman

TREES & OPEN SPACES 2010



After many years of outstanding contributions to our work, Georgina Malcolm has left the Committee. Her role of liaising with Barnet on the replacement of missing street trees has been taken on by Ann Spencer.

Monitoring the Suburb to identify problems to do with trees, grass verges, hedges and benches continued, with individual members of the committee covering the various areas. All roads are visited with particular attention paid to gaps in the original planting of street trees. The RA has again agreed to match Barnet's spend on replacing missing trees. This turned out to be not quite enough to replace all the missing street trees, but a list of 31 trees needed to fill most of the identified gaps was agreed with Barnet for ordering for their 2010-2011 planting.

A few years ago the large American Oaks in the bottom section of Erskine Hill were a source of contention resolved by a plan designed to prevent damage to adjacent properties, by the periodic reduction of the oaks' crowns to reduce their water needs and by replacing any diseased or unsafe trees with limes. This year, Barnet was planning to replace three oaks and to reduce the crowns of the remaining eight, but our letter to local residents explaining the plan brought requests from some that all the trees be replaced, which Barnet agreed to do. However not all the residents wished all the oaks to go. There is merit in both approaches and we have taken the view that before Barnet depart from the previously agreed plan there needs to be a more formal consultation with local residents on the pros and cons of the proposals for the phased or the full replacement of the American Oaks, with a meeting at a time and place suitable for the interested parties to discuss the two options. Barnet subsequently decided to stay with the original plan.

We are opposing a proposal to remove two veteran oaks near the Teahouse at the top of Northway. These trees were originally part of Bigwood, an Ancient Wood dating back to Saxon times and long managed as woodland by the Bishops of London. When the Suburb was built the existing mature hedgerow and woodland trees were, wherever possible, retained as features between the buildings so these two oaks are considerably older than the Teahouse. The insurer of the Teahouse requested Barnet's permission to fell one tree beside the electricity sub-station and one in the garden of The Friends Meeting House. However a report to the Trust from their Civil and Structural Engineers shows that the documentation provided to Barnet in support of the insurer's applications was not extensive enough to prove that the trees were the cause of the damage to the Teahouse and that the suction tests used to predict heave were unreliable and inaccurate. We have written to Barnet asking that they reject the applications.

The Bigwood Working Group started to meet again during the year, working with Barnet on the Management Plan for Bigwood and Little Wood. As a first step we invited local residents to work with us for 3 hours on 20 November to start to improve the woodland structure by coppicing hazel to create a small glade amongst the mature trees. We plan to hold more action days in the 2011 when we hope more people will join the 20 or so who came along for an enjoyable, productive time – the whole family is welcome.

The proposal for a playground for older children in Northway Gardens has progressed to the extent that Barnet have agreed that the existing playground for toddlers be refurbished and extended with a new

section for older children. An initial application for funding has been made to the Groundwork Community Spaces section of the Big Lottery Fund, backed by promises of matched funding from money remaining in the HGS Centenary Appeal and from the Free Church. We have just learned that although this application was unsuccessful, Barnet have approved our original scheme for a new playground for older children to mark the HGS RA and Free Church Centenaries. As such it is additional to a separate project being developed, independently, for an enlarged and improved playground in Lyttleton Playing Fields.

Amongst the work on benches, the committee has been working on replacing the rotted bench on Willifield Green in memory of Tony Mandelson and on a new bench in memory of Joy Edelman in Kingsley Way. We expect both benches to be in place by summer 2011.

TONY GHILCHIK – Chairman

EVENTS



How better to start the New Year than with a brilliant firework display! We thank The Henrietta Barnett School for permitting us to use their tennis court as a base for igniting the fireworks. Before midnight, a drinks reception had taken place in St Jude's Church, thanks to the PCC and the Reverend Alan Walker.

A double booking by the school meant that we had to find an alternative venue for the AGM. This was made possible by the courtesy of the Elders of the Free Church and the Reverend Dr Ian Tutton, who kindly allowed the meeting to take place in the Free Church itself. This spacious, light and attractive location, helped by some hard-working volunteers and a highly efficient sound system, ensured the smooth running of the meeting.

On Saturday 8 May, the Michael Rowley Memorial Lecture took place in the Friends' Meeting House. The Reverend Alan Walker introduced the two speakers. Dr Vesna Goldsworthy from Kingston University took the chair and the main speaker was Professor Adrian Forty, from University College, London, an architect with special knowledge of Lutyens' life and work. His fascinating lecture, entitled 'Neither here nor there – the Suburb as a heterotopia', attracted a good-sized audience.

The Summer Picnic in Central Square on 4 July was a great success and we hope it will become an annual event. The West End Jazz trio provided appropriately charming background music and the lively entertainer and face painter proved to be very popular attractions for the large number of children. Punters appreciated the opportunity to reserve tables and chairs, although many picnickers preferred to sit on the grass in the sunshine.

Ian Tutton, on behalf of the Free Church, had invited all HGS organisations to take part in a Flower Festival in the Free Church. Lady Diana Woodfield kindly agreed to represent the RA with an arrangement of her design.

We will celebrate the Residents Association's centenary in 2011. In recollecting the series of events on Central Square for the Suburb's 90th anniversary in 1997, the Events Committee is in the course of planning a summer weekend of Centenary Celebrations on Saturday and Sunday 2 and 3 July. One of the major events will be another Summer Picnic in the Square on the Sunday afternoon.

Fifty Notice Boards for Suburb events continue to display posters, but some have faded and replacements are in hand. Two larger Boards will come into use in the New Year.

Steve Morris has updated the Suburb website to accommodate those organisations wishing to advertise their events themselves. The Events Committee will continue to supervise events material for the What's On page in Suburb News.

DAVID LITTAUR – Chairman

MEMBERSHIP



Membership and subscription income remain steady with more than 2,000 member households from every part of the Suburb.

We now have many more members paying subscriptions by bank standing order and this helps to significantly reduce the cost and work involved in collecting subscriptions. If you haven't yet changed to standing order it would be a great help if you would consider doing so this year.

Finally, I would like to thank our team of volunteers who distribute the Suburb Directories and membership renewals for all their work in 2010. Not least we are grateful to Janet Elliott who manages to combine her continued work as membership secretary with that of RA chairman. We would very much welcome additional volunteers so if you can help please contact ramembershipsec@hgs.org.uk.

STEVE MORRIS – Chairman

Financial Report

FOR THE YEAR ENDED 31 DECEMBER 2010

INCOME AND EXPENDITURE

INCOME	2009	2010
Subscriptions	32,640	32,635
Advertising, donations and sponsorship	16,422	18,174
Centenary memorabilia	321	-
Other income	996	2,145
Bank interest	20	16
Garden Suburb Gallery surplus / (deficit)	(143)	(384)
Total	£50,256	£52,586

EXPENDITURE	2009	2010
Printing, stationery, postage, telephone	7,368	7,699
Office rent and insurance	2,510	2,280
Honoraria	6,493	6,493
Centenary expenditure	3,085	468
Publications	15,932	18,388
Events	4,552	7,106
Suburb tree planting	1,200	3,054
Proms at St Jude's sponsorship	2,750	2,750
Grant to Horticultural Society	1,330	-
Other expenditure	2,582	1,451
Bad debt provision	2,605	90
Bank charges	174	26
Less contributions from Fellowship	(1,505)	(1,444)
Total	£49,076	£48,361
Surplus for year	£1,180	£4,225

CONSOLIDATED BALANCE SHEET

CURRENT ASSETS	2009	2010
Cash at bank and in hand	25,971	35,111
Balance on deposit	39,853	39,869
Stock held in Gallery	459	292
Debtors	2,841	961
Share in Orchard Housing Society	1	1
Total	£69,125	£76,234
Less current liabilities	(£7,547)	(£10,431)

Net current assets	£61,578	£65,803
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REPRESENTED BY	2009	2010
Accumulated fund brought forward	57,915	34,095
Surplus for the year	1,180	4,225
Tony Mandelson Memorial Fund	95	95
Dr Joy Edelman legacy	2,388	2,388
Centenary Fund	-	25,000
Total	£61,578	£65,803

COLLECTION FOR FELLOWSHIP	2009	2010
Receipts	13,052	12,444
Less RA costs	(1,505)	(1,444)
Total	£11,547	£11,000
Paid to Fellowship	10,000	10,289
CAFs passed on	165	135
Due to Fellowship	1,382	576
Total	£11,547	£11,000

GARDEN SUBURB GALLERY	2009	2010
Sales income	4,401	4,810
Cost of sales and overheads	(4,544)	(5,194)
Surplus / (deficit) for the year	(£143)	(£384)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2010 – 1. ACCOUNTING POLICIES: (a) The accounts have been prepared on an accrual basis. (b) Members' subscriptions have been reconciled with the sums actually received during the year. 2. INTEREST: Interest has been received net of tax. 3. The Council, on advice, considers that tax liability will be immaterial.

HONORARY ACCOUNTANT'S REPORT

I have examined the accounts prepared by the council for the year ended 31 December 2010. This examination comprised a review of the accounting records kept by the Association and a comparison of the accounts presented with those records. It also includes a consideration of any unusual items or discrepancies in the accounts and seeking explanations from the Council concerning such matters. The procedures undertaken do not provide all the evidence

that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts. On the basis of my examination I have concluded that the accounts have been extracted correctly from the accounting records and are sufficiently supported by underlying documents and explanations provided to me by the council.

PR HARTLEY - Chartered Accountant
PO Box 27075, London N2 0FZ

Notice of Annual General Meeting

MONDAY 28 MARCH 2011

The 99th AGM of the Hampstead Garden Suburb Residents Association will take place at the Henrietta Barnett School Hall, Central Square NW11 on Monday 28 March 2011 and will start at 8.00pm.

The business of the meeting will be:

1. To receive apologies for absence
2. To approve the minutes of the last AGM
3. To receive and approve the annual report and accounts for 2010
4. To elect officers and Council members for 2011-2012
5. To consider the suggested annual subscription for the membership year 2012. No change is recommended
6. Motions proposed by members before 18/2/2011
7. To appoint an honorary auditor
8. To present Alexander Stuart Gray awards for 2010
9. Any other business

The following have been nominated by the Council as officers for 2010-2011:

- **Chairman** Janet Elliott
- **Vice Chairman** David Lewis
- **Hon Secretary**
- **Hon Treasurer**

The following member co-opted in 2010, is nominated for election to Council

..... Jonathan Seres

The following members of Council have resigned or retire by rotation. Those marked * offer themselves for re-election.

..... Carol Boulter*

..... Terry Brooks*

..... Bridget Cox

..... Louise Felder

..... Eva Jacobs*

..... Rosalind Josephs*

..... Tony McGuire

..... Steve Morris

..... Richard Wakefield*

Any member may propose members (who have been in membership for at least two years any preceding membership as an Associate member included) for officer posts and for Council vacancies. Nominations must be in writing, have the consent of those being

nominated and be signed by a proposer and seconder who are members of the Association. They should be received by the Secretary, Rosemary Goldstein, 1a Church Mount, N2 0RW by 19 March 2011.

After formal business there can be a general discussion and questions from the floor following which we hope you will stay for refreshments.

JANET ELLIOTT – Chairman

OFFICERS AND COUNCIL 2010-2011

- **Chairman** Janet Elliott
- **Vice Chairman** David Lewis
- **Hon Secretary**
- **Hon Treasurer** John Boulter
- **Secretary** Rosemary Goldstein

COUNCIL

Simon Abbott	2009
Peter Beesley	2010
Douglas Blausten	2010
Carol Boulter	2008
Tony Brand	2009
Terry Brooks	2008
Alan Brudney	2010
Bridget Cox	2009
Louise Felder	2010
Charles Gale	2009
Nicole Gerber	2009
Tony Ghilchik	2009
Colin Gregory	2009
Eva Jacobs	2008
Rosalind Josephs	2008
David Littaur	2009
Tony McGuire	2009
Steve Morris	2010
Max Peterson	2009
Judith Samson	2009
Jonathan Seres	2010
William Sowerbutts	2010
Geoffrey Spyer	2009
Rev Ian Tutton	2009
Richard Wakefield	2008
Richard Wiseman	2009