

Hampstead Garden Suburb Residents Association
 Minutes of the Meeting of the Council held on 2nd March 2010
at Fellowship House at 8.00pm

Present: Janet Elliott, in the Chair

Simon Abbott, John Boulter, Carol Boulter, Tony Brand, Alan Brudney, Bridget Cox, Tony Ghilchik, Rosemary Goldstein (Secretary to the Council), Colin Gregory, Eva Jacobs, Rosalind Josephs, Richard Kemp, David Lewis, David Littaur, Tony McGuire, Steve Morris, Max Petersen Judith Samson, Gary Shaw, Geoffrey Spyer, Ian Tutton, Richard Wakefield, Alan Walker, Richard Wiseman.

Visitors: Joyce Littaur, Alan Jacobs

Jane Elliott welcomed Geoffrey Spyer back to Council after his recent illness

1	<u>Apologies for Absence</u> Peter Beesley, Douglas Blausten, Terry Brooks, Charles Gale.	
2	<u>Approval of Minutes of Previous Meeting</u> The minutes were approved.	
3	<u>Matters Arising from the Minutes not elsewhere on the Agenda</u> There were none.	
4	<u>Question Time</u> <u>Potholes</u> Joyce Littaur asked whether the RA could do something about the current plethora of pot holes in Suburb Roads. Rosalind Josephs had reported numerous pot holes on the LB Barnet Web site and she is keeping Gary Shaw informed. Gary Shaw said that he had spoken to the Ham and High about this. Tony Ghilchik pointed out that many of the holes had already been filled in and RJ commented that the most urgent ones reported had been filled within hours. Winnington Road was urgently in need of repairs. Alan Brudney said that he is writing to Cllr Harper to seek his assistance.	AB
5	<u>Annual Report and Finance</u> <u>Annual Report</u>	

	<p>Richard Wakefield circulated copies of the Annual Report which noted the new venue for the AGM.</p> <p>Max Petersen and Tony Ghilchik pointed out that their names are incorrectly spelt in the Report.</p> <p><u>Finances</u></p> <p>John Boulter had circulated copies of the audited accounts for the year to end December 2009 to Council members</p> <p>Steve Morris was concerned that in the printed report, the impression given was that the subscriptions are down by £1000 but in fact they have been increased by £500. It was explained that this resulted from a change in the presentation which showed late payments under a different heading. John Boulter agreed to explain this to residents at the AGM.</p> <p>Simon Abbott wished to see the accumulated fund separated out and John Boulter agreed to calculate the figure which should be attributed to the Centenary Fund and this would also be explained to the AGM.</p> <p>Janet Elliott reported the views of the auditor and the tax consultants, that the liability by the RA for tax is likely to be small, no more than a few hundred pounds at most. She suggested that the Council should now resume the process of making up its mind what to do with the major balance of the funds collected especially for the Centenary and that the EC could begin by reviewing the proposals already suggested and perhaps seeking other suggestions. It would be nice to have a plan in place for the RA's Centenary in 2011.</p> <p>John Boulter did not consider that there was any urgency to make a decision but there would be no problem in agreeing to spend the money if a good scheme was agreed.</p> <p>Eva Jacobs thought that it was not good from the public perception to see that the RA has accumulated large reserve funds for no identified purpose and she thought that there should be a breakdown of the amount which should be explained to the AGM.</p> <p>Carol Boulter suggested a Working Group to look at various proposals which would then present a paper to Council. Richard Wakefield felt that this was an EC matter at this stage and Janet Elliott agreed although help with identifying previous suggestions for a project would be appreciated.</p> <p>Carol Boulter agreed to send to Janet Elliott details of the two proposals received when ideas were first asked for. To these could be added the idea passed to the EC last autumn from the Trees and Open Spaces Committee.</p> <p>Simon Abbott will send Janet Elliott a copy of the application form which had been drafted for projects suggested for spending Centenary funds.</p>	<p>JB</p> <p>JB</p> <p>JB</p> <p>JB</p> <p>JB</p> <p>CB & EJ</p> <p>SA</p>
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6	<p><u>Arrangement for AGM on 22nd March 2010</u></p> <p>The Council was informed of the issues surrounding the need to change the venue for the 2010 AGM. David Littaur told the Council that the Free Church is an excellent venue for the AGM except in respect of the acoustics. The Church is constructed for voices to be heard from the altar by the congregation and not the other way round. The Free Church sound system is inappropriate for use at the AGM and Christopher Colomb will unfortunately not be able to assist with this new specification. David Littaur is now negotiating with a professional company who provide sound systems.</p> <p>Richard Kemp pointed out that there are safety issues to be addressed due to the cables having to be placed across the aisles. Simon Abbott confirmed that a risk assessment had been prepared and he had modified it to take account of this issue.</p> <p>Steve Morris will provide voting cards for members.</p> <p>David Littaur has ordered cava and finger food from Waitrose</p> <p>In reply to a question from Richard Wakefield, David Littaur said that the sound system will cost approx £350. It was not practical for members wishing to ask questions or respond to issues, to come to the front of the Church to address the meeting as it would take too long.</p>	
7	<p><u>Nomination of Officers, Council and Committee Members and RA Representatives on other bodies</u></p> <p>Janet Elliott reminded Council members the decisions on Committee membership and representation for 2010-11 would be agreed at the April Council meeting. She therefore asked members to let her know, well in advance of the April Council meeting on which committee or committees they would like to serve; and whether they wished to act as an RA representative on other bodies where there is a vacancy</p> <p>Confirmation from the RA Council members who were our representatives on other organisations on whether they wish to continue for a further year was also required. If other members were interested in filling these and any vacant position (as listed in the Yellow Directory) would also be helpful.</p> <p>Janet Elliott will prepare a draft paper detailing the names of the committee members and RA representatives which will be available for discussion and agreement at the April Council Meeting.</p>	<p>ALL</p> <p>ALL</p> <p>JE</p>
8	<u>Club House and Museum Working Party Report</u>	

Simon Abbott had circulated a paper to Council members. He explained that the Working Group had changed its focus. It was originally set up to look into the possibility of a Community Centre but it is now trying to develop community activities based on a network of existing premises and activities on the Suburb. The main focus is around the Archives Trust who will have to move the Suburb Archives. There is a proposal to house the Archive Trust and create a small Museum and Visitors Centre in an extension to the Free Church Hall. This would be of wider interest than had previously been proposed. There would be an element of educational interest and school visits would be encouraged. In addition there would be facilities for those interested in the building techniques of the Arts and Crafts movement for architects, planners and builders to see how the Suburb houses were constructed and can be maintained.

Alan Walker said that it was important that somewhere is found to store the Archives on the Suburb so that they could be made available for inspection. The Archives had been flooded on two occasions in their present home which is in the basement of Henrietta Barnett School.

In reply to a question from Carol Boulter, Alan Walker said that the HGS Trust has no direct involvement with this project.

The Working Party are interested in what Steve Morris is doing which will assist with communications between different organisations.

The Working Group do not intend to run events or to ask the RA for funds.

Ian Tutton explained that the plan is based around bringing forward the Small Hall into the front garden and putting in a mezzanine floor across. The Large Hall will be untouched.

Simon Abbott said that the cost will be over one million pounds and the Working Group is hoping to meet with the Lottery Board and English Heritage to discuss possible funding. The Group is also looking at the Tea House which is now in private ownership.

Council agreed the Terms of Reference as:

“To assist Suburb organisations in working together to improve and develop amenities and resources for Suburb residents, organisations and visitors, and in particular to assist the development of new premises for the Archives Trust and for Museum and Visitors facilities.”

Terms of reference will need to be renewed after the RA’s AGM.

In the meantime, the Council agreed to confirm its continuing approval of the aims and work of the Working Group.

Council also agreed the proposed change of title for the Working

	Group to: 'Community Facilities and Museum Working Group'	
9	<p><u>Subsidence Working Party Report</u></p> <p>Judith Samson had circulated the report from the Working Party to Council. She said that subsidence is prevalent on the Suburb and she had suggested the setting up of a working group which would present a paper designed to help residents affected by subsidence. Simon Blausten, a surveyor living on the Suburb, had prepared a paper which had been approved by the group and shown to the Trust for comment. Publications will design a cover document which will be made available on line and paper copies will be available for a small cost at the Trust offices and from the Suburb Gallery. It was hoped the publication could be available shortly.</p> <p>The Working party and Simon Blausten were thanked for their work on behalf of the Suburb.</p>	TB + RW a
10	<p><u>Strategies</u></p> <p>Janet Elliott had received four contributions after her request to Council members. As reported in the minutes of their February meeting, the EC has begun to look at this issue. She felt it should not be hurried since it was important to get things right and that we had a lot of already agreed work in hand, including progressing the change to limited liability.</p> <p>Colin Gregory asked for a period of reflection and added that he thought that the issue of limited liability was a side issue</p> <p>Carol Boulter suggested that a working party look at the various suggestions. Janet Elliott said she preferred to continue to proceed via the EC for the present, though more individual written contributions would be appreciated.</p> <p>She was aware how few people there are who volunteer to carry out the detailed work of the RA.</p> <p>Simon Abbott thought that most organisations do carry out a review process and it would be a pity if the proposal that the RA needed a new strategy were to be regarded as something threatening. He thought that a professional approach was needed and often an outside facilitator is hired for this purpose. Janet Elliott thought that it was too early even to consider the appointment of a facilitator until the EC had further considered the options and drawn up a brief for the Council to consider. Once agreed the EC could draw up a brief for a facilitator if it was decided that was the way forward. Janet Elliott agreed that the EC will work out a timetable for progressing this issue.</p> <p>Colin Gregory said that there is a need to support Janet Elliott and the RA Officers</p>	

	<p>Richard Wiseman agreed to give some thought to the strategy issue but he did not consider that this should affect the RA's proposed conversion to limited liability.</p>	<p>RWi</p>
<p>11</p>	<p><u>Committee Reports</u></p> <p><u>LBB Public Consultation on HGS Conservation Area</u></p> <p>L B Barnet had prepared a draft Conservation Area Management Proposals document based on the HGS Trust's Character Appraisal and Design Guidelines. The Character Appraisal is the work of the HGS Trust, in collaboration with LB Barnet, which is designed to set out the characteristics of the different areas of The Suburb so as to provide a guide for conservation. The Management Proposal distinguishes LBB's role and their engagement in the conservation process.</p> <p>Geoffrey Spyer said that LB Barnet had offered a short consultation process from February 22 – March 22 and he had written to them to ask for an extension.</p> <p>All the documents are available on the LB Barnet and RA web site and at the Trust's Office.</p> <p>Some Council members had not received the consultation letter from LB Barnet and others had not been able to read all the documents before the Council meeting.</p> <p>Consam will be meeting to consider the detail of the two documents on 5th March. Council members were invited read the documents and send any comments to Consam ahead of that meeting. After the meeting Consam will circulate a report to Council members, who will then also be invited to comment. If the consultation period is extended this matter will be discussed again at the April Council meeting, otherwise Consam will prepare a response from the RA.</p> <p><u>Street Lighting</u></p> <p>Tony Ghilchik explained that the more efficient optics used in the new street lights was more focussed than in the current lighting and that higher posts made it easier to achieve an even light.</p> <p>He reported on the outcome of a meeting he and David Lewis, on behalf of Consam, had had with the LBB lighting contractors and the Trust. They had represented that:</p> <p>a) The RA is very strongly against using 8m posts anywhere in the Suburb, but had acknowledged that there are a few sections of road where the LBB may be unable to meet the required lighting levels with 6m posts.</p>	

b) The RA would accept 8m posts on the short stretch of Meadway between Meadway Gate and the Hampstead Way roundabout as this would require 3 (8m) posts rather than 7 of the shorter (6m) posts, and that even with the greater number of 6m posts the LBB would be falling below the lighting level needed here.

c) The above acceptance would also mean that the rest of Meadway would be lit with 6m posts - even though it would require 40 posts in place of 28 of the taller ones. He and David Lewis had acknowledged that, even so, the light level at the Meadway/Grey Close/ Litchfield Way roundabout may not quite reach the LBB target level and this would require LBB agreement. However they had strongly stressed that the 8m posts would be out of place here.

d) They also confirmed their earlier view that Addison Way should be lit with 6m posts - the higher posts would be quite out of scale with the buildings in this part of the Article 4 Conservation Area.

e) They did, however, accept that 8m posts be used along the wide stretch of Winnington Road with its large houses set back from the road. The lower 6m posts should be used along the narrower, northern, section of the road - preferably from the junction with Holne Chase and certainly from the Norrice Lea roundabout.

LB Barnet will discuss this again with Consam when they have agreed the plan. Every house affected will be notified by LB Barnet and there is some flexibility about the siting of the posts.

Roads and Traffic

Hill Rise

Gary Shaw told Council that a private parking firm had placed a notice on the pavement, on LB Barnet property, warning residents about parking in the alleyway by the side of the HGS Library. They threaten to issue parking tickets. He doubted whether such parking tickets could be legally enforced and suggested that he would be happy to help any residents who are affected.

Street Signs

There had been reports that some street name signs have been stolen and the police are looking into this.

Publications

Terry Brooks had confirmed that he is happy to continue as Chairman of Publications but wished the Council to be aware that he will continue to stay out of the country for a few months each

	<p>year and it will be for the Committee to decide whether they are happy with this</p> <p>Richard Wakefield said that the Committee are planning a new look for the RA's publications.</p>	
12	<p><u>To receive the unconfirmed Minutes of the Executive Committee 16 February</u></p> <p><u>Benefactors' Board</u></p> <p>Richard Wakefield will circulate the draft to Council and it will be agreed at the March EC meeting.</p> <p><u>End of year arrangements – AGM</u></p> <p>Janet Elliott had now heard from all Council members as to their intentions re membership for the year 2010-11.</p> <p><u>Notice of Motions submitted to the AGM</u></p> <p>A proposed Motion with regard to the findings of the surveyor appointed by the Trust, to look at the level of management charge has been withdrawn as the report will probably not be ready until around July.</p> <p>The Motion on behalf of the North London Hospice and the Horticultural Society about the weather proofing of Suburb notice boards will be presented to the AGM. Simon Abbott has prepared a comprehensive paper in response which he had circulated to Executive members and the Events Committee. He has taken advice from professionals in this field and has been advised that the RA should use laminated posters. It is not possible to make the existing boards weatherproof with glass covers and the cost of 50 new boards would be considerable.</p>	RW a
13	<p><u>Any Other Business</u></p> <p><u>Gift to Hilda Williams</u></p> <p>Janet Elliott read out a letter from Mrs Williams thanking the RA for their gift in appreciation of her work in respect of RA meetings at Fellowship house.</p> <p><u>Resignations</u></p> <p>As this was the last Council meeting for Alan Walker and Gary Shaw in their capacity as Council members, they were both thanked for all the work they have done for the RA as was Nicole Gerber who is also not standing for re-election.</p> <p><u>Willifield Way</u></p> <p>There has been a discussion of the HGS discussion group about the traffic problems in Willifield Way when a child was nearly run over. LB Barnet have organised one of their Residents Forums on</p>	BC

	<p>Wednesday 10th March at St Michael's Church at 6.30pm when this will be on the Agenda.</p> <p>Bridget Cox agreed to attend on behalf of the RA and report back.</p>	
14	<p><u>To note the date and time of the next Council Meeting</u></p> <p>Tuesday 6 April at 8.00pm at Fellowship House.</p>	