

TOLMIERS NEWS

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FIRST ANNIVERSARY
N° 15

AND NOW...

CAMDEN'S PLANS FOR TOLMER'S VILLAGE

The third and, we hope, last plan for Tolmer's Village has been drawn up by the Council's Architects Renton Howard Wood and Levine. An exhibition which should be on show in the area in the near future, based on this plan is at present being held at Camden Town Hall. The TVA management group have had a meeting with the Architects and also one with Councillor Dobson, leader of the Council to discuss this plan.

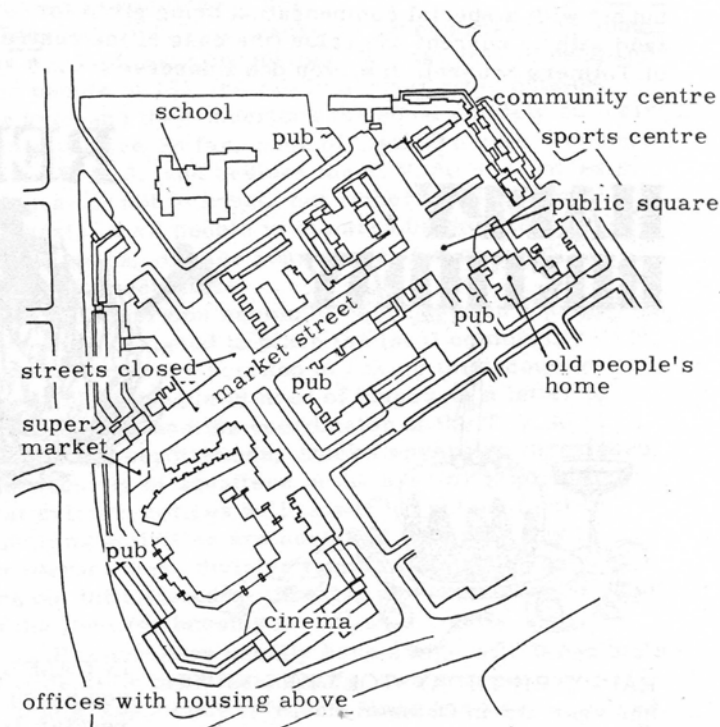
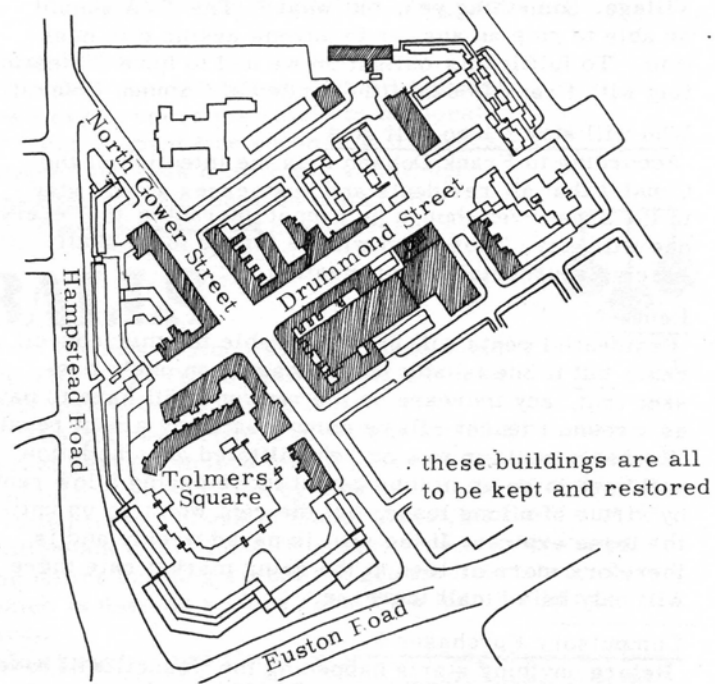
We were very pleased with the plan. It involves the demolition of the Hampstead Road frontage and a few individual houses which cannot be restored. The rest will be restored or rebuilt.

On Hampstead Rd and Euston Rd, commercial development with flats on top is being built to a sufficient height to screen the residential area inside from the noise of traffic. The streets within the area closed to through traffic, will remain as they are at present, with the existing buildings repaired. There will be an elderly person's home, a community centre and indoor recreation facilities. The proposals can be implemented flexibly.

The Council will have to make an early decision to acquire all properties to start improvement and remove blight and decay to make rehabilitation viable. A compulsory purchase order for the necessary freeholds has been made by Camden Council (see Times Sept 30th) which now has to be confirmed by the Government.

There will be accommodation for about 1700 persons of which about one third will be housed in existing buildings which will be converted where necessary to increase the housing available. There are at present 600 people living in the area. Councillor Dobson estimated that it would take nine months for the White Paper on Development land to become law and said (Times Article) 'We shall be happy to put Tolmers Square as the very first scheme to go through when the law is changed'.

Barry Shaw, John Stansfield.



COUNSEL OF COUNCIL

The Labour Party is now in power with a very workable majority. We can therefore expect and demand that the White Paper on the nationalisation of development land become law very soon. This sets the scene for something to really start happening in Tolmers Village. Something yes, but what? The TVA should be able to give an answer to anyone asking this question. To fulfill this obligation we had to have a meeting with Frank Dobson (the leader of Camden Council).

Who will stay? Who will go?

According to Frank Dobson it is the intention of the Council that all residents and businesses should stay in the area, even though he cannot guarantee that every one will stay. Those who will be forced to go shall receive appropriate compensation.

Rents?

Residential rents will be comparable to other council rents but if one is only just managing on one's present rent, any increase on the rent one will have to pay as a council tenant will be compensated by a rent rebate.

Business rents in new or rehabilitated accommodation will have to go up in the case of those paying a low rent by virtue of a long lease, but the rent won't go up until the lease expires. If the rent is paid weekly and is therefore more or less at the going market rate there will only be a small increase.

Compulsory Purchases?

Before anything starts happening the Council will have to start buying all the land. According to the White Paper mentioned above this will be done at current use value at the time of the compulsory purchase order but with a special compensation being given for land with no current use value (the case of the centre of Tolmers Square). Joe, you don't deserve it ...!

Representation of local interests?

Looking at other development schemes one cannot help feeling a bit worried about what is actually going to be put up, despite the fact that the architect's plans look quite good. They always do to a certain extent... and look at what gets built! This is because lots of things can happen during the redevelopment process which can damage residents, small businesses, the area in general, but also the spirit and the letter of the plans themselves. In order to minimize that possibility it is essential that the TVA be present in some capacity in the decision-making bodies during the redevelopment process. Frank Dobson assured us that this would be possible, indeed desirable, from the Council's point of view and that the best way to do it would be looked into, with the TVA.

Residents and small business action.

What should the residents and businesses do now to make sure that they are not harmed? They should find out immediately what happens to them in accordance with the new plans by going to the TVA and asking someone there. Once this is clear, if they agree with it so much the better, if not they should make themselves heard in the TVA (which is constitutionally bound to defend their interests) and see what can be done about it.

The initiative still lies very much with us to affect the plans and control what happens!

Things are looking up for Tolmer's Village... that's the general feeling but we still have to be vigilant! ... By the way Stock Conversion's shares went tumbling down on the StockMarket yesterday...

Pedro George
11Oct74.



ello little joe
bet yer feelin peevd
shifty shifty is our joe
but we aint bin deceived

REMEMBER REMEMBER

HAPPY BIRTHDAY



This year the Council will be grant-aiding community firework displays - so the TVA will be able to hold a TRULY AMAZING Bonfire Night. It will be in the Garden in Drummond Street. We hope everyone will help with food and drink, as the grant is not to be spent on refreshments. The idea behind the Council's benevolence is to prevent accidents by encouraging adults to supervise the fireworks. We'll do our best, but cannot guarantee that the kids will be co-operative! SO if you want to see a bonfire, catherine wheels, rockets, roast chestnuts, come to the TVA GARDEN at 7.30p.m. on the fifth of November.

IN CASE YOU THINK YOU MISSED A TOLMERS NEWS you haven't. However, we hope to re-establish regular 3-weekly editions in the future... so keep your eyes open.

HAPPY BIRTHDAY TOLMERS NEWS
one year old on October 6th 1974



WE MEET LEVY

GIVEN WITH ONE HAND

REMOVED BY THE OTHER!

OR... one meaning of Social Conscience.

An attempt to make a limited use of existing property owned by Stock Conversion was made at a meeting between Rachel Syers (Coordinator) and John Stansfield (Chairman) of the TVA and Joseph Levy (a director) and Robert Clark (Chairman) of Stock Conversion on Friday 4th October.

Opening the centre of Tolmer's Square to the public and use by the TVA of the former bank on Hampstead Rd as a community centre were among the subjects discussed. Mr Clark said that he would get the board's approval to secure these benefits subject to a satisfactory arrangement with Camden Council as to their future use and indemnification in the case of accidents. When asked why they did not let empty properties in Tolmer's Village, Mr Clark said that Stock Conversion had offered these properties rent free to Camden Council and the Council had refused the offer. (Councillor Dobson said that there had indeed been an offer but it was only made on condition that Levy thereby acquired a right to many more thousands of square feet of office space in any development).

Mr Clark eventually sent the TVA a letter enclosing his version of the minutes of the meeting and in the letter he was amicable. He appended a postscript, however, which accused the TVA of squatting 155 Drummond St, incidentally totally untrue, and said that by this (supposed) act we had caused the Board of Stock Conversion to refuse his recommendations. He also stated that he would start at an appropriate time to remove all squatters from all properties of Stock Conversion by court action.

The TVA feels that the tone of Mr Clark's postscript is a little inconsistent with his statement at the meeting that 'at the end of the day you will find that Stock Conversion has a social conscience'. . . it would appear that his social conscience only operates on the behalf of persons of his own income group few of whom live in this area.

John Stansfield.

To Mr. J. L.

To Squat or not to Squat

That is the question.

Whether tis nobler in the mind to suffer

The slings and arrows of outrageous

speculation

Or taking courage gainst a sea of troubles

end them:

To sleep perchance to dream

Of plans existent and plans yet to come

Conversions dream'd of to improve

our Stock

And contracts social which with conscience

limned

Shall bring us peace that we may

have a home.

From J. S. with apologies to W. S.

ELECTION REFLECTION

Our congratulations to Lena Jeger MP on your return by an increased majority. and hard luck to Nick

LETTERS



Dear Editors,

Why dont you all shut up. I believe Joe Levy is operating solely in the local interest. I spent five seconds in Tolmer's Square last week conducting a thorough investigation and found no complaints

From a minority shareholder.

BALLS



from the new residents at 155 Drummond St.

AT THE SIGN OF THE GOLDEN BALL or

The man with the golden balls.

The old pawnbrokers premises at 155 Drummond Street, largely unused for 10 years, is being cleaned out and turned into a home by nine squatters recently evicted from a house in Maple Street, off the Tottenham Court Road. The squatters are occupying the entire building except the ground floor shop, which is used as a store room by a local building firm.

Joe Levy's Stock Conversion are using the new squat as a pretext for discarding agreements made with the T. V. A. concerning the use of the bank as a community centre and the liberating of the waste land in Tolmer's Square for community use.

They say th T. V. A. broke an agreement not to squat any more of their properties, We say this is rubbish. The people in 155 are newly arrived from outside the area and they undertook the squat entirely on their own initiative. So far, none of them are even members of the T. V. A. and besides the T. V. A. does'nt exist to squat or not to squat, but rather to represent the interests of all people in the area be they squatters shopkeepers, old age pensioners, but als not property speculators.

Stock Conversion seems to be engaged in a nasty manoevre designed to place the local community association in the position of having to discourage squatting by people in need of homes. In a letter to the chairman and the coordinator of the T. V. A. suspending negotiations, Stock Conversion threatened the security of squatters in the area by implying that eviction notices will be served unless further squatting activities are curtailed. The only way to counteract these divisive tactics is to show that we are not intimidated by threats, and support each other in the fight for housing for all as a right.

P. S. Pawnbrokers usually have a sign with three balls outside their premises. That's two of their own and a firm grasp on one of yours. Since Joe Levy acquired 155, however, two of the balls have dropped off. Now nobody doubts Joe's firm grasp on thongs.

CONSTITUTIONALLY SPEAKING

In England there has been always more liberty but worse organisation while in other countries there is better organisation but less liberty. J. S. Mill in 'representative government'.

(The T. V. A.) shall act as a coordinating body with any relevant local authority. Object 8, T. V. A. Constitution.

The Tolmer's Village Association is democratic and is dedicated to the pursuit of the general good in the area of the Village.

To be effective in representing the people living and working in the area it is necessary that the management group who are the elected representatives of the members, enter into relationships with relevant local authorities.

The authorities with whom we have already established contact are Camden Council who have always been reasonable in their communications with us on all matters on which we have consulted them, the Inner London Education Authority who financed our play school, the Police through the Community Liaison Officer at Tottenham Court Road Police Station who has made us more aware of the role of the Police in our area and Stock Conversion, the property developers who own a considerable part of the area who unfortunately do not appear to understand our aims.

We are taking part in the evolution of an Association which should be truly representative of the wishes of the members of the Association and so participation in running it is of the utmost importance.

We are all well aware that political, philosophical and religious differences exist in the area and methods used to achieve our aims must respect them.

Should any member at any time feel that the management group is not working on his behalf, or are using doubtful methods, he should complain at the office if he cannot attend the next meeting of the management group to complain in person.

We have no committees working in secret, the meetings of the management group are open to anyone in the Association who cares to attend, and the minute book of the management group of the Association is available for inspection, when the office is open, to any member who wishes to read it.

John Stansfield. (Chairman of Management Group)

NETLEY ST. FLATS

WHO WANTS TO MOVE TO THE NETLEY STREET FLATS?

Councillor Dobson assured the TVA that the people living in the worst conditions in this area would be moved to Netley Street if they wanted to. However he stressed that only about fifteen units could be allocated to Tolmers Village. So if you think you would like to be moved, let us know at the TVA and we can see exactly what the demand is and be in a better position to ask for more of the flats to be allocated to our area. After all, the housing in this part of Camden must be among the worst in the borough.

Modern Dance
Classes for
Beginners
Mon + Wed 7.00 p.m.
In the Bank
30p. per lesson

On film

Philip Thompson's film on Tolmers Village is going to be shown shortly at the Gate cinema in Notting Hill. It will be shown with an excellent film 'Last Grave At Dimbaza'. When we have a definite date it will be widely advertised in the area, and local people should come and see it because they might be in it - and if not them, their neighbours. So come along and spot the faces.

LEGAL ADVICE

EVERY WEDNESDAY EVENING FROM 6.30. See Gorgeous Charles solve your problem in seconds! A trained team of barristers are on hand FREE, to help YOU...

Ads etc...

DENNY'S in Hampstead Road has been changing its image... it still serves fruit, veg and meat, but now has much more in the way of household goods and is also providing tasty take-away snacks for lunch-time. Nice one Denny.

John & Ethel are still waiting to serve you with ALL SORTS of good things at VINES in Drummond Street.

YUM
YUM

TRY THE N. GOWER ST. DAIRY for your lunch-time sandwiches Highly delicious.

DO-ANNETTE-A-FAVOUR-WEEK Annette could do with a bit of peace and quiet this week, so will you all leave off please.

DISGRACEFUL! The Social Security have awarded a deserted local mother of two a generous £13 per week. Who says we're not living in a Welfare State?

ON YEF BIKE, SUZI CREAMCHEESE! Well done, Stansfield! Employed at last!



Henry Harris gives DRAMA LESSONS

Lend Brooksie a fiver...



Frances - Get Well Soon Kid

Peter - Nice to see you back behind the bar - we missed you.

Ernie - do your own buttons up.



Ralph - Come round and see us some time.

WHO has got a spare oil heater for Pam, who is ill, broke and freezing? Please bring it round to 102 Drummond Street, Where it will be gratefully received.