

Palmers Green & Southgate LIFE

Summer 2022 Edition
Issue 54



Online Valuation



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Stevie Smith, poet and Palmers Green resident
Image with the permission of the Estate of James MacGibbon

Anthony Webb
ESTATE AGENTS

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Welcome

Summer Property Market Update

We've been very busy this spring as we continue to maintain our number one position as the most chosen estate agent in our area. Demand for property remains high and property priced correctly is selling fast and in some cases for over the asking price. The UK's average price of property coming to market hit yet another new record for a fifth consecutive month in June 2022, rising by 0.3%. This is the smallest increase since January, as the pace of price rises starts to slow. Despite five consecutive interest rate rises and the increasing cost of living, buyer demand for each available property remains very strong. After a very strong first half of the year, it is likely that affordability constraints may have a greater influence on market behaviour in the months ahead, with further interest rate rises anticipated. This, alongside more choice coming onto the market for buyers and the usual seasonal variations we'd expect, means we are likely to see the market levelling off between now and Christmas.

Tim Bannister, Rightmove's Director of Property Science says *"The exceptional pace of the market is easing a little, as demand gradually softens and price rises begin to slow, which is very much to be expected given the many record-breaking numbers over the past two years. We're hearing from agents that though they might have had slightly fewer enquirers for each property in recent months, they're still seeing significant interest from multiple buyers and are achieving successful sales."*

It's worth noting that a conveyancing log-jam means that those who are looking to move this year and have yet to act will need to do so in the coming weeks. It is currently taking 150 days to complete a purchase on average after agreeing a sale, 50 days longer than at this time in 2019.

It's more important than ever that existing homeowners looking to buy again put themselves in the best possible position to secure their next home by making sure they find a buyer for their current property before looking for their next home. This is all the more important for those hoping to complete the process as quickly as possible and enjoy Christmas in a new home this year.

Planning a move? Call us on **020 8882 7888** for your free valuation.

Tony

Director
Anthony Webb Estate Agents



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Anthony Webb, supporting local schools, charities and local action groups to enrich our community.





If you're a private landlord you need to read this... by Tony Ourris

Anthony Webb
ESTATE AGENTS

Managing a portfolio of properties or even just one can bring about many challenges for landlords.

Dealing with tenants, repairs and maintenance obligations and rent collection, never mind what appears to be a never-ending amount of new legislation means managing property can be very stressful.

Many landlords opt to self-manage their rental properties, in theory, saving a monthly management fee and therefore getting to keep more of the rent for themselves, but is it worth it? You only need to read Fariz's article on page 12 to learn how one landlord is £15,000 out of pocket for not fulfilling their legal obligations.

There are many benefits to using an experienced agent such as Anthony Webb, these include:

Great marketing

An established agent will already have a database of tenants looking to rent in the area. Our marketing strategies reduces unnecessary voids and our team accompany all viewings, at times to suit the applicant, and will liaise with existing tenants to secure access.

Securing better tenants

A bad tenant is every landlord's worst nightmare. Prospective tenants can often appear to be extremely honest and trustworthy, but these first impressions can be very deceptive.

We check references and provide a full credit check for all potential tenants including address verification. This can help to uncover any past issues regarding rent arrears or poor credit which may not come to light otherwise.

Quicker and easier maintenance

As managing agents, your tenants can contact us with any issues they have, 365 days a year. We used trusted contractors who deal with maintenance and repairs quickly and efficiently. Attending to repairs quickly helps to maintain a good relationship with tenants which is always preferable for a trouble-free tenancy.

Looking after your legal obligations

Legal problems with your property can cause all sorts of difficulties. Getting things wrong

can make it difficult for you to gain possession of your property and/or risk a substantial fine. Rules, for example, mean that landlords must; have an EPC rating of E or above, protect deposits using a government approved scheme, have a valid EICR and Gas Safety certificate, have a valid license (where applicable) and fulfil over 160 pieces of legislation. A management company can ensure you're complying with all your obligations and make sure you are aware of any upcoming changes to law which will affect your property.

Maximising your return

We ensure that your property is marketed at the correct price and that property inspections are carried out regularly throughout a tenancy alongside annual rent reviews.

Rental prices are rising in our area, to find out more about our services or to get an up to date rental valuation please contact our friendly team on **020 8882 7888**.



For Sale £995,000



Fox Lane, Palmers Green N13

A well presented four bedroom semi detached family home which was completely renovated in 2017. Benefits include two spacious receptions, modern fitted kitchen, two modern bath/shower rooms, off street parking and garden to rear.



For Sale £775,000



Hamilton Crescent, Palmers Green N13

Well presented three/four bedroom family home offering in excess of 1600sq ft over three floors with two receptions, three bath/shower rooms, permission for a rear extension, off street parking, views over the New River and garden to rear.



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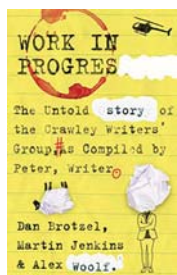
Writers of the North by Dan Brotzel

Dan Brotzel's books include *The Wolf in the Woods* and *Hotel du Jack* (both Sandstone Press).



Our patch of North London has many claims to literary-historical fame. As well as Stevie Smith (see page 5), there's Gerard Woodward, who set three novels in the area, and Nicola Barker, whose second novel *Small Holdings* is set in Broomfield Park. Paul Scott, author of *The Jewel in the Crown*, was born on Fox Lane, and Jerome K Jerome grew up in New Southgate. But there are lots of writers living and working in the area now too.

Martin Jenkins, profiler of Stevie Smith, is a long-term resident of Southgate who's been involved in many local literary projects. He co-wrote *Palmers Scream*, *Winter Tales* and an eco-themed summer panto *The So What Stories*, all custom designed for their setting, Broomfield Park.



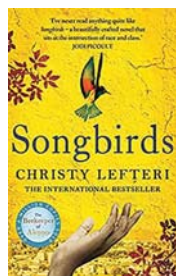
Martin's fiction includes *A New Science of Navigation* (Soul Bay Press), an experimental work combining prose, poetry, images and found text; and *Work in Progress*, a farcical novel-in-emails about an eccentric writer's group. 'It's a comic novel set in suburbia,' as he says. 'Very Stevie Smith!' He has given lots of readings around the area, often incorporating his text-based collages and other multimedia elements. Later this year he releases a poetry collection, *Trains and Angels*.



A near neighbour of Martin, Alex Woolf has written 200+ books, mainly fiction and non-fiction for children. But he also writes adult fiction – history, mystery, science fiction and horror. His latest is a dark psychological thriller called *Mr Jones*. In the book, Ben hears noises in his

basement and witnesses weird goings-on in his local park. His eight-year-old daughter Imogen starts receiving messages from someone claiming to be her missing mother. And then there's Mr Jones, the stranger who haunts the imaginations of the local children...

'Palmers Green and Southgate have been a great inspiration to me over the years,' says Alex. 'I've written stories set in the Palmers Green triangle, the Minchenden Oak Garden and Southgate Green. Mr Jones was inspired by walks I took through Conway Rec in summer 2015.'



Best-selling novelist Christy Lefteri writes heart-wrenching stories that subtly tackle big issues such as the global immigration crisis and modern slavery. She is best-known for *The Beekeeper of Aleppo* and its follow-up, *Songbirds*. She is hard at work on her next book, a powerful tale of an island community under threat that touches on the climate crisis.

'I grew up in Southgate. It's the place I call home, the place where I'm surrounded by memories and friends,' she says. 'I attended Walker school, and I've had the same hairdresser since I was five! It's interesting and sad to write about things like displacement and war when I can see and feel how important home and community are in my life – and then having to put myself in the shoes of someone who loses all this.'

Not far from Christy, Sarah Parsons is hard at work on a YA (young adult) novel set at the start of the first millennium AD, as the old Celtic world gives way to the Roman. 'I'm especially interested in the idea of being on the cusp of something – what that means and, in terms of historic fiction, how I can explore that from the perspective of the people who are living

through it,' she says.

'I'm inspired by the ways people react to change and transformation – how the past can sit comfortably with the present, or battle against it. Walthamstow is certainly going through plenty of change right now to inspire me. The area has a really interesting history and a really exciting future. Change has made it the place it is today. That's why I love it – and I'm excited to see where it's going.'



Down in Finsbury Park, John McMenemie writes speculative and science fiction. His first novel, *Full Wire* (Indie Novella), was published earlier this year to rave reviews. 'Most of my stories seem to be about transformation or escape of some kind,' he says. 'Full Wire is a noir-tinged sci-fi thriller set in London in 2186. When writing it, I'd take walks up to Alexandra Palace and scan the horizon, imagining how the area north of the city might evolve. As a friend of mine remarked: "It's the future, but it goes past your house".'

Moving across to East Finchley, Mark Aldridge is gradually moving away from a lifelong career as a TV producer and into fiction. He's just finished his first novel, *Graves' End*, which has attracted interest from a production company.

'For me, having a somewhat dark writing style, I find a walk through the darkened, overgrown parts of St Pancras Cemetery helps me summon my inner Stephen King. And I find the tombstones never fail to deliver for names – I'm thinking of you, Arthur Cattle. I have a mental image of Arthur as a marvellous, down-to-earth chap – someone you could have a pint with in The Bald Faced Stag in 1868 perhaps? You know what? That gives me an idea for a story...'



Blue plaques of Enfield 'From the Suburbs to the Stars' by Martin Jenkins

The life and work of Palmers Green Poet Stevie Smith, 1902-1971

Stevie Smith gave a phrase to the language that many will recognise: *'Not waving but drowning'*. The expression comes from her poem of the same name and begins:

*'Nobody heard him, the dead man,
But still he lay moaning:
I was much further out than you thought
And not waving but drowning.'*

The poem gives a clear idea of Smith's distinctive voice; quirky and ironic, mixing the tragic and comic, almost obsessed with mortality and hinting at an underlying quiet desperation. In 1995 the poem was voted the fourth most popular poem in Britain by the reading public - an indication of the widespread affection for her work.

The poem ends with the couplet 'I was much too far out all my life / And not waving but drowning'. This is a good characterisation of Stevie Smith's own life, a constant treading water against the dark undertow that threatened to suck her down. Depression dogged her throughout her life but the alchemy of her poetry transmuted it into an enduring body of work.



Born Florence Smith in Hull, she was dubbed **'Stevie'** after a popular jockey of the time due to her small stature. In 1905,

when she was three, her father abandoned the family and she moved to Palmers Green with her mother, sister and aunt. Stevie was to live at 1, Avondale Road until she died - a blue plaque on the house commemorates her. Her aunt was a formative influence - Stevie called her 'The Lion' - a formidable figure and a rock of stability. Stevie loved her more than anyone else in her life. In her poem *A House of Mercy*, she fondly recalled growing up, describing the Avondale home as 'a house of female habitation' that kept fear at bay; fears that would later dog her adult life.

Palmers Green was itself a haven for her. Stevie worked in Central London as a secretary; she spent 30 years working for Sir Neville Pearson, a magazine publisher.

After becoming a writer she had a circle of literary friends, including George Orwell, who she would meet in bohemian Soho. But her nightly return to the suburbs was always welcome: a place of quiet and domestic normality.

Stevie's family were true blue Conservatives and High Anglicans. She worshipped at St. John's in Green Lanes and found great solace in her faith. She wrote: 'I was brought up in a household where there was great love and a great faith in the Christian religion according to the tenets of the Church of England. I enjoyed my religion. I enjoyed the church services.'

However, as she grew older she began to question both her inherited faith and politics. Many of her literary acquaintances were left-wing and she sometimes thought that a belief in God was morally and rationally questionable. She never quite gave up on her Christian heritage - she described herself as 'a lapsed atheist' - and her poetry often explores both the hopes and absurdities of organised religion.

It would be wrong to think that Stevie's poetry was all doom and gloom; they are also playful and funny. In *The Galloping Cat* - she loved cats - Stevie delightfully captures the antics of an energetic feline:

*'Oh I am a cat that likes to
Gallop about doing good'*

The Jungle Husband contains the wonderfully comic lines:

*'Out with the guns in the jungle stew
Yesterday I hittapotamus
I put the measurements down for you but
they got lost in the fuss'*

In 1953, Stevie was invalided out of work on a full pension after she attacked her employer with a pair of scissors and then attempted suicide. Happily she recovered and resumed writing; in 1969 she was awarded the Queen's Medal for poetry.

Stevie always wore Peter Pan collars when she gave readings and, despite her hard

life, this is how I like to think of her, eccentric but giving voice to her oddly beautiful vision. As one critic said of Stevie 'she connected the suburbs to the stars'.



Stevie and her 'Lion Aunt' Madge taken at 1 Avondale Road

Lastly, watch the streets! The Palmers Green Action Team are working on a project, as part of the National Lottery Heritage Fund Stories of Enfield series, to commission an art installation on Palmers Green high street to celebrate the life and work of Stevie Smith. This will be accompanied by an exhibition and local workshops, coming later in 2022.

Stevie Smith's poetry is copyright Faber and Faber who publish her *Selected Poems* and *Collected Poems and Drawings*. Her three novels are also well worth reading.



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PGHS Achievers – Our Inspiring Alumni

Palmers Green High School (PGHS) is proud of what their pupils achieve whilst at PGHS and what they go on to achieve in their future careers. Our alumni often visit the School and help to inspire our pupils to aim high when considering further education and careers.

PGHS alumni have studied an impressive variety of subjects at a range of leading universities. Our alumni are dynamic members of society, having forged highly successful careers in professions including accountancy, arts, dentistry, engineering, law, journalism, medicine, politics and veterinary science.

PGHS Superstars

Stevie Smith - renowned poet, who published several collections of short prose and letters as well as nearly a dozen volumes of verse. Stevie was awarded the Cholmondeley Award for Poets in 1966 and the Queen's Gold Medal for Poetry in 1969.

Dame Margaret Seward DBE - a pioneering dentist. Margaret became the first woman president in the General

Dental Council (GDC) in 1994 and was honoured with a CBE for services to dentistry in 1994, by appointment as the first Dental Dame (DBE) in 1999.

Dame Flora Robson DBE - one of our most famous 'old girls' and a Hollywood star whose contribution to the national and international world of drama was extensive.

Marion Tait - Prima Ballerina CBE - a former ballerina and ballet mistress, who in 2003 was made a CBE. Marion was awarded the De Valois Award in 2020 for outstanding contribution to dance at the Critics' Circle National Dance Awards.

These are amongst many successful women who have attended PGHS, including more recently:

- **Lucy Collins** - Naval Architect for the Ministry of Defence. First-Class Master's Degree in Civil and Structural Engineering, University of Sheffield
- **Martha Geelan** - a successful Theatre Director, Writer, Dramaturg & Teacher
- **Tanisha Onyenaoha** - Instrumental in founding the Black Heritage Fund
- **Imani Shola** - Award-winning Poet and a University of Cambridge Graduate
- **Narin Suleyman** - Surgeon at The Lister Hospital. Awarded Membership to the Royal College of Surgeons, England

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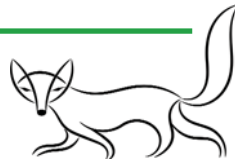
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Fox Lane and District Residents' Association (FLDRA) by Philip Sheffield, Chair

Covering four wards including Palmers Green, Winchmore Hill, Arnos Grove and Southgate the FLDRA is a vibrant association that looks to support local residents and businesses.



We operate within the geographical borders of Green Lanes/ Aldermans Hill/ Bourne Hill/ Cannon Hill and the High Street up to Southgate. This includes the conservation area "The Lakes Estate", roads off Fox Lane, the roads around Meadway right up to Southgate and Leigh Hunt Drive. After a fairly controversial period in its history the association is looking forward to a close relationship with all its nine ward councillors to keep local issues genuinely transparent and to act as a conduit between residents and the Council. In addition it will be holding open events to further friendships and a sense of community. Chair, Philip Sheffield says; "I came to this role as a result of a the controversy that

surrounded the installation of LTNs in the Fox Lane area. It was clear to me that pressure groups such as the London Cycling Campaign and Better Streets for Enfield had the ear of the Council and were influencing policy in ways which did not represent all residents. Inside the FLDRA area there are many differing views about LTNs and many other issues and everyone has a right to be involved in important discussions affecting our lives. Now that the decision to keep the LTNs has been taken by the Council I call on all local residents to work together and unite our community. There is a pressing need for improvements in access for disabled residents and their carers and we are speaking with local politicians to drive change. We always

welcome new members to be actively involved and encourage local people to support businesses and strive to improve this diverse and colourful part of London." More details can be found at **www.foxlane.net**

Fox Lane and District Residents' Association Area



A true community effort! by Tamara Froud, Mosaic Art Ltd

Through patience and persistence, this wonderful mosaic has finally been installed in the Conway Recreation Ground.

Late in 2019, I was contacted by Keith Weller from the Friends of Conway Rec regarding a Mosaic Learning Circle for the park. The idea was to involve the children from nearby St. Monica's School.

And then the pandemic hit.

Rather than working face-to-face with the children I was forced to create mini videos to engage them. I asked them to look around the park and take note of flora and fauna. As a result, I was sent some wonderful drawings which inspired the design. One bonus of the lockdowns was that I had plenty of time to think about how the mosaic could work not only as a thing of beauty to look at, but also as a true stepping stone to learning about Conway

Recreation Ground and all the wonderful nature in it.

With gentle encouragement and persistence, The Friends supported me through the making process and laid the base and the surrounding setts.

The mosaic was created off-site in the studio and installed over a few days in June 2022. With colour coded backgrounds, the circle features trees, insects, flowers and invertebrates in the outer ring; vertebrates, birds and lifecycle elements in the inner ring and the pond in the middle. The initials in the water and in the border are a quiet commemoration of members of the Friends group, sadly lost over the pandemic.

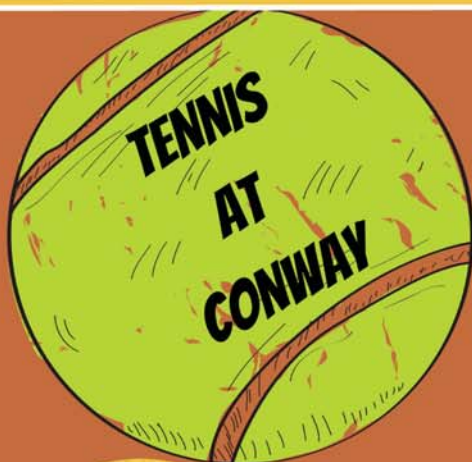
A huge thank you to the Friends of the Rec, all my helpers along the way, St Monica's School, the base builder, Laticrete UK for providing the cement elements free of charge to make this possible and the whole Conway Rec Community who were so positive, supportive and helpful over the installation!





Anna's Courtside Café – OPENING TIMES, Tuesday to Sunday 10am–2pm

Conway Lawn Tennis Club, 93 Conway Road, Southgate, London N14 7BD



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It's time to think of your next adventure
Down Under by Rebecca Berzins

I started out in the travel industry fresh out of university in 2006. My first job was working front of house in a travel agency in Islington where the focus was on long-haul travel – primarily Australia, New Zealand, Southeast Asia and Southern Africa. It is here where my passion for creating once in a lifetime holidays for my clients grew.



I qualified as an Australia specialist and have been fortunate enough to enjoy several educational familiarisation (we call them ‘fam’ trips) trips down under during my career.

Over the years I’ve visited every Australian state including the southern-most tip of Tasmania and the remote Tiwi Islands in the Northern Territory. I have marvelled at the iconic Sydney Opera House, snorkelled the Great Barrier Reef and stood in awe at the foot of Uluru. I’ve road-tripped around Western Australia, fed dolphins in Queensland and camped besides kangaroos in South Australia.



There is something wonderful about Australia – both for its vastness and its distance from home. For many, a trip to Australia is a once in a lifetime experience which means it is important to do it right. The distances can be hard to get your head around with Australia dwarfing the whole of Europe. I’ve been asked for a day trip from Sydney to Uluru before, when in reality the distance is the same as flying from London to Athens. I love nothing more than getting out a map and plotting a self-drive itinerary balancing driving time with all the must-see stop-offs. Or fitting all the highlights in to an action-packed 2-week itinerary. Yes; done



right, Australia can be experienced in just two weeks.

Post Covid as Australia finally reopens to tourism many people are heading down under for long overdue reunions with loved ones. Yet very few people travel the distance and don’t make use of the opportunity to explore this magical country. There has never been a better time to explore Australia’s spacious landscapes, endless natural beauty and laid-back culture.

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Empty rental property repairs or improvements – are the costs deductible? by Alex Chrysostomou

Alexander Associates

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Where a property is let out, there are likely to be periods when the property is empty, either between tenants or, in the case of a holiday let, between guests. Properties need to be maintained, and it is easier to undertake any work that may need doing, such as redecoration, while the property is empty.

Generally, expenses are deductible in computing the profits and losses for a property business as long as they are revenue in nature and the expenses are incurred wholly and exclusively for the purposes of the business.

If the landlord has other properties in the

same property rental business, as profits are calculated for the business as a whole, any allowable costs relating to the empty property are considered when calculating the profits for the business as a whole. If there is only one property, the business will continue as long as the intention is to re-let and is available for letting once the work has been undertaken, the costs remain allowable. If the property is used privately once the work has been undertaken, and the costs relate to the private use, for example, changing the décor for personal taste in preparation for use as a residence, a deduction is not available as the costs are not incurred for

the purposes of the business.

Repairs v Improvement

Where significant work is undertaken, it is important to understand the distinction between repairs, which essentially maintain the property, and improvements, which enhance it. A repair will include replacing roof tiles blown off in a storm, whereas a new extension would constitute an improvement. Repairs are revenue expenses which can be deducted, whereas improvement expenditure is capital expenditure which cannot.

Get in touch to discuss rental property.

If you have an accounting question for Alex please e-mail him directly he will be happy to assist you, alternatively Alexander Associates offer an initial free consultation please contact them to find out more.

Disclaimer: The information provided in this article should not be construed as legal advice and the information is offered for information purposes only. You should always seek advice from an appropriately qualified accountant on any specific accountancy enquiry.



Tenant sues landlord successfully

by Fariz Uvais

Fahri LLP
Law Firm

Fariz Uvais is a consultant solicitor at Fahri LLP based in Whetstone North London. With a modern and forward-thinking approach, their team of highly qualified legal experts are all committed to giving you the very best advice and exceptional service. Fariz is on hand to answer your legal queries, please send your questions to Fahri LLP, 1268a High Road Whetstone, London N20 9HH or by email to fariz@fahri LLP.com.

A nationwide newspaper has recently published a story of an aggrieved tenant who successfully took his landlord to court and won £15,000.

The tenant claimed that he had a terrible experience with his landlord and the property in which he resided. He claimed that the Landlord refused to return his £700 deposit and upon further investigation it later transpired that the deposit was not only left unprotected (contrary to the applicable rules) but that the house in which he resided was an HMO (house in multiple occupation) that was unlicensed.

Since 2007, Landlords must ensure that deposits are protected within one of the recognised schemes. Failing to protect the

deposit within 30 days of having received it, leaves the Landlord open to a potential claim from the tenant of up to 3 times the deposit PLUS the right to have the deposit returned.

Any house in multiple occupation (HMO) must be licensed. Failing to obtain a licence from the relevant authority could result in significant penalties – namely tenants being able to claim back rent that was paid to the landlord via a rent repayment order.

There are several organisations that generally work on a no win no fee basis to assist tenants where there are reasons to believe that their landlords may have breached their statutory obligations.

Following the recent case of Williams v Parmar, judges are also now more inclined to consider the financial circumstances of the landlord and award damages according to their ability. A "professional landlord" is a landlord who is considered to have many assets, and as a result may suffer harsher penalties.

Press articles such as this recent one not only serve as a firm reminder to Landlords that they must ensure they comply with their legal obligations, they also publicise the options available to tenants to effectively deal with errant landlords. Unfamiliarity with the law or the applicable statutory provisions will not assist the landlords in any way.

Disclaimer: The information provided in this article should not be construed as legal advice and the information is offered for information purposes only. You should always seek advice from an appropriately qualified solicitor on any specific legal enquiry.



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**New
Headteacher
for September
2022!**





Broomfield School appoints a new Headteacher for September 2022



The Board of Governors of Broomfield School is delighted to announce the appointment of **Adele Christofi** as our new Headteacher. Adele will lead the school from September 2022, taking over from Cate Seymour who has been Interim Headteacher for the past year.

Adele joins Broomfield following 12 years at Holy Family Catholic School in Walthamstow, in role as Head of the Upper School. Prior to that, she was at Queen Elizabeth's Girls' School in Barnet, where she was a Head of Year and Acting Assistant Head Teacher.

Adele joins us with a background of drama teaching. She studied at the prestigious Royal Central School of Speech and Drama, which has trained the likes of Laurence Olivier and Dame Judi Dench. Whilst at Central she completed a degree in Drama and Education, followed by a PGCE in Drama. Most recently, she has also completed the National Professional Qualification for Headship alongside the Institute of Education.

Adele says, "I am delighted and honoured to have been appointed as the Headteacher of Broomfield School and I

am very excited to start meeting all of the pupils, staff and parents. I look forward to working together to ensure that all of our young people finish secondary school with an education and experience they can be proud of and look back on with fond memories."

The Chair of the Board of Governors, Prof. Gregory Thwaites, began the recruitment process in December 2021, intent on finding a candidate with the requisite qualities to maintain, and build upon, the educational standards already in place at the school.

"Adele impressed us all throughout the process with her vision, warmth, experience, attention to detail and passion for comprehensive education" said Mr Thwaites. "This is a new step on Broomfield's journey of continual improvement."



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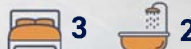
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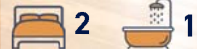
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- Agents offering ineffective cover - many letting agents advertise guaranteed rent schemes but can not guide their landlords to those providing suitable cover.
- Insurer exclusions - some leading insurers are declining to quote if the tenancy agreement is not directly with the tenant or if the property is let to asylum seekers, unoccupied for over 24 months, or large HMOs.

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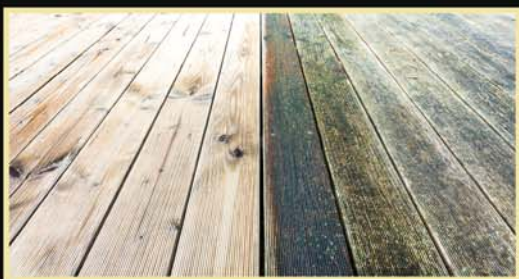
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Why Choose Mount House

by Sarah Richardson – Head, Mount House School



Mount House School, Camlet Way, Hadley Wood, Hertfordshire, EN4 0NJ
admissions@mounthouse.org.uk
Tel: 020 8449 6889 www.mounthouse.org.uk

We have seven pillars of success...

1. A Small School

Mount House is committed to maintaining small class sizes. This is, undoubtedly, the best way to maximize the learning of each individual student. Everyone knows that a good teacher makes all the difference to a child's enthusiasm for a course. All the teachers at Mount House are experienced, highly qualified professionals with a strong track record of success.

2. Strong Academic Performance

Mount House has produced some excellent, and rapidly improving, public examination results in recent years. A vibrant classroom environment and an enriching academic and co-curricular programme ensures that students leave with a love of learning,

confidence, a firm value system and fully prepared for the challenges of their future life.

3. Bespoke approach to maximise potential

In the Mount House environment every child is motivated, enthused and supported to maximise their highest academic potential. Whatever their academic starting point, students are challenged with work that will extend and stimulate.

4. Serious about Co-Curricular Success

Art, drama, music and sport promote individuality, personality, self-confidence, self-discipline and team work. All Mount House students will have compulsory lessons in these subjects until the end of KS3. Opportunities in choirs, orchestras, ensembles and school

productions will be available to everyone.

5. Foster Individuality and Self Confidence

At Mount House we recognise that each student is unique and our aim is to encourage and develop this individuality, whilst nurturing any talents and building upon them. We also look to recognise and reward success, knowing that it leads to a growth in self-confidence

6. Preparing students for Life

A Mount House education extends beyond the confines of the classroom. Our leadership programme begins in Year 7 and continues until they leave us to go on to university. Students are expected to take part in the Duke of Edinburgh Award scheme and other extra-curricular activities as they move through KS4. In the 6th Form, all students will take our unique 'Life Skills' course that will lead them through their subject choices and UCAS applications.

7. Outstanding Pastoral Care

Mount House caters for those of all faiths and none. Its environment fosters mutual respect and tolerance. Mount House instils a sense of right and wrong and promotes excellent behaviour in all areas of school life. We provide a happy, secure environment where students enjoy their schooling and feel that they belong. Communication with parents is a high priority and the excellent relationships between school and home are a key factor in the school's popularity; this was recognised by the ISI school inspectors.

I would like to invite anyone who doesn't yet know Mount House to come along to our Open Day on 24th September 2022, where we'll be able to show you around the school and you can meet teachers and students as they demonstrate science experiments, drama, music, art and more.





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SCHOOL**
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OPEN DAYS

/ Saturday 24th September 2022

*"An Excellent
Independent
School"*
The Telegraph



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We are seeking to recruit enthusiastic care assistants, cooks and nurses. We look for staff who have a commitment to caring for others, show dignity and respect as well as work well as part of a friendly team.



Victoria Gustave - Registered Nurse

"From the very beginning of my career, I realised that working in adult social care was the best choice for me. Working in a care home for older people gives you the opportunity to get to know the residents and care for them holistically. I have been able to develop my clinical skills whilst supporting residents in all aspects of their care. My role is incredibly rewarding and I really enjoy spending time with our residents."



Aourela Naka - Care Assistant

"I will always remember how I felt when I started working at Autumn Gardens six years ago. This was a very new experience for me and, even though I was very eager to learn, I was nervous about how to get started. With the support, training and guidance I received on the job I am now an experienced and qualified care assistant. Going to work every day makes me happy as the team at Autumn Gardens is like my second family!"

We are offering up to £650* to care assistants and cooks who join our team and up to £2,500* to qualified nurses. To find out more please contact us.

Call our friendly team on 020 8344 2600

Email us at welcome@autumn-gardens.com *T&Cs apply

To find out more about our services and homes based in Southgate and Winchmore Hill visit autumn-gardens.com



Outside Designs, garden design and landscaping

by Paul Knight

Contact Paul on 07957 942728

info@outside-designs.co.uk

www.outside-designs.co.uk



One of the best things about summer is being able to spend more time out in the garden. Whether you've got a large expanse of lawn, a small oasis or a compact courtyard, get it ready for easy summer living, casual barbecues and busy summer garden parties.

Create a spot in your summer garden that's perfect for sitting out in and enjoying the great British weather, simply by introducing some new features to your garden; a striped deckchair, a brightly coloured bench and some beautiful new plants – it's easy. Alternatively, you might like to transform your plot into an English country summer garden fit for intimate tea parties with friends or to create a stunning view from the house; Outside designs can create this for you.

Here are some long flowering plants for the garden in summer:



Verbena bonariensis



Salvia



Geranium 'rozanne'



Petunias



Penstemons

Gardening, growing and nurturing plants is a wonderful thing as well as great exercise and relaxing at the same time. Now is a good time to start thinking about adding or changing plants and planting schemes in the garden and we can help you with that. As well being garden designers with our own landscaping team, **Outside Designs** supply plants and shrubs, delivered to your door and at competitive prices.

We can supply plants that you can plant yourself or we can plant them for you.

We have a specialist team of horticulturalists with expert knowledge of plants who can help you to create a planting scheme for your garden with year round interest, structure, colour and texture. Plants bring a vital dimension to all great garden design and evokes all the senses.

We offer full planting plans for entire gardens or we can simply arrange to fill the gaps within existing planting, so whatever your requirements are we can help. Every garden is different and our team of plant experts will be able to assess your garden's conditions and find the right plants for the right place. A shady damp area or a dry sunny spot of the garden can sometimes be tricky places to establish plants, we can choose plants that will thrive in these conditions and transform an otherwise empty space.

All our plants are good quality and our planting service will then ensure that every plant is correctly planted and given the required compost and fertiliser for a healthy start. All that's left is for you to sit back and watch the plants grow to their full potential!

Please contact us for your plant orders or to discuss a planting plan.

Paul Knight 07957 942728

Or Vicky Harris 07779 252628

Call us for all your garden needs; Garden design • Planting design • Landscape construction
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A community collage commemorating the Queen's jubilee



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Stitch! Crafts and Classes were delighted to unveil their Community Jubilee Collage on 1st June, enabled by a grant from the Arts Council's Let's Create Jubilee Fund by the London Community

Foundation. **Stitch!** based in Palmers Green collaborated with talented embroidery artist Jill Kipnis from [inspirationalembroidery.co.uk](https://www.inspirationalembroidery.co.uk) to create a historical mixed-media textile collage piece and worked with several different groups from the local community including West Grove Primary School, Broomfield Secondary School, St. Johns Evangelist Church, The 6th Palmers Green Guides, Azalea Court Care Home as well as members of the local stitching community.

"We thoroughly enjoyed the challenge of this creative project at an important moment in this country's history," said Suzanne Kelly, Manager of **Stitch! Crafts and Classes**.

Jill Kipnis is a North London based textile artist fascinated by the power of stitch and textile mediums. Jill Kipnis said "My embroidery teaching is all about inspiring

and bringing creative people together; this collage certainly achieved this. I feel passionate that everyone should have some craft in their life, not only for mindfulness but also for the joy it brings in creating something individual and unique. Somewhere I hope I sowed a seed in the younger generation to go on and create as they are the future of textiles and craft."

The collage can be seen at:-

- **Enfield Culture Palace**
10th July – 16th July, The Culture Palace, 29, Palace Gardens Shopping Centre, Enfield EN2 6SN.

Other classes coming up at **Stitch!** this summer include dressmaking courses like learning to sew a summer skirt, Tunisian crochet, Blackwork embroidery amongst many others.



The Queen's Platinum Jubilee celebrations

It was lovely to see local communities come together to celebrate this momentous occasion with numerous street parties being held across the borough.





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All fitness levels welcome

Probus Club of Enfield New members wanted, an ideal opportunity to meet people



The Probus Club of Enfield is a part of a worldwide voluntary social organisation for retired old and not so old in spirit, mature gentlemen.



We meet over lunch monthly, on
the second Tuesday of each
month, at midday in the back
room at the Jolly Farmers at 2
Enfield Road EN2 7QS.

The lunches are usually followed
by an illustrated talk for an hour

or so on subjects of interest to our
members.

Previous talks have included, My
life as a submariner, Life as a scene
of Crime Officer, history of the
Thames Barge Pudge, and the
Thames Sailing Barge Trust, Rifle
Shooting at Bisley, my Life in the
Royal Observer Corps, my life as a
TV Quizzer.

Future talks will be, Being a guide
at Kew Gardens, Funny Times on
the way to the Old Bailey.

Members interests include Grass
Lawn Bowling, Transport,
Scouting support, flying and all
things mechanical.

We have been on a number of
group visits to places such as
Duxford Air Museum, Lords
Cricket Ground, Wimbledon Lawn
Tennis grounds, Shuttleworth Air
Museum, The Mosquito Museum.

We have also been on theatre and
musical trips, although these have
been somewhat limited recently.

Our most recent trip in June was a
fabulous outing to the Bluebell
Railway in Sussex.

**So, don't delay, seize this
opportunity, and come along
to see what we are like.**

If you are interested contact Mike Palos, the groups secretary, on 0208 366 4823.

Website: www.enfieldprobus.org.uk



Celebrating 25 Fabulous Years

by Kiri from Fab Hair London

382 Green Lanes, N13 5PD

To book an appointment call 020 8886 7070



August 1st, 1997, Fab hair opened its doors to Palmers Green, with a promise to combine exceptional hairdressing with outstanding customer service. 25 years ago, we made an ethical choice to work with companies that didn't test their products on animal and only invest in companies that had a care and duty towards the environment. We have always believed, at Fab Hair in supporting our local community through raising money for local charities & supporting events in Palmers Green, from school fetes, summer festival and other local events. Now, 25 years later we are the longest running hair salon in PG under the same ownership – and our goal remains the exact same. But enough of us, let's talk hair.

Protecting your hair in the summer

UVA and UVB rays have the power to damage the hair from the cuticle to the inner structure of the hair. Signs of sun damage to your hair can include: • **Faded hair colour** • **Dry, brittle hair** • **Broken or split ends** • **Frizzy hair** • **Weakened and thinning hair**.

If your plans include lots of fun in the sun, consider protecting your hair from the damage of UV rays with these tips:

Hats off! – Actually, keep the hat on! The best way to protect your hair from the sun's rays is to block the exposure to the sun.

UV Protection Shampoos & Conditioners – Make sure you use a

professional salon brand. We recommend the Paul Mitchell SUN collection, not only will it protect your hair from the sun they will also help reduce colour fade and treat the hair at the same time.

Protect with Style – Many styling aids, leave in conditioners, and hair sprays now include an SPF. Look out for these when you purchase.

Don't Forget These Final Tips – Half the battle of protecting your hair from the sun happens when you're not even in the sun!

• **Clarify!** If you're using a UV protection in your hair, don't forget to use a clarifying shampoo once a week. For lots of buildup, try

a super clarifying treatment.

• **Protect Your Part!** Use full strength SPF directly on your scalp where you part your hair.

• **Maintain Moisture!** Weekly deep conditioning treatments, with protein or keratin, will help keep the damage by the sun at a minimum.

• **Just Say NO!** Stay away from hair products that contain high levels of alcohol or peroxide. Do not try to lighten your hair using lemon juice or other sun activated hair lightening products. These products will cause your hair to dry out faster and will speed the process of damage caused by the sun.

Any questions that need answering quickly, please email me kc@fabhair.london and I will get back to you soon as I can. If you enjoyed my article, let us know, like us on Facebook or follow us on Instagram and we will enter you in our monthly competition for a chance of winning a Olaplex hair mask treatment worth £30. Just go to our website www.fabhair.london and click the Facebook/ Instagram icon to follow and a chance to win a fabulous hair treatment.



What does your knee stop you from doing?

by Nicola Forward, *your local Amatsu Practitioner*

It could be that you haven't met friends for a walk or a game of tennis for a while as you can feel your knee with every step and you worry that it may give way or suddenly lock up.

Maybe you're not enjoying your yoga or gardening anymore as kneeling is a problem? Or do you avoid going anywhere with steps as it hurts going up or down stairs?

When I first met Amatsu client, Alison she explained that her right knee stopped her dropping off to sleep at night because she couldn't get it comfortable. Sometimes the pain actually woke her up and it was always stiff first thing. "It stiffens up if I sit too long," she complained, "so that rules out trips to the cinema or theatre and I just can't enjoy a meal out now!"

Our first session started with an in depth conversation about her general life and current state of health. I followed this with a detailed assessment of Alison as a whole person, not just a knee! I observed her

moving and at rest. We did some orthopedic tests and some muscle tests and keeping a global view of her body, I began feeling for any pulls and tensions that may be affecting her knee.

As we worked I began to home in on the right of her pelvis and coupled with Alison sharing her history of digestive and menstrual issues, this led us to our problem area. Much to Alison's relief she remained fully clothed and as she lay on my couch I used touch, gentle pressure and natural movement to realign her pelvis and reintegrate her problem knee, finishing with cranial balancing.

After our first session her pain level was "back to bearable." She reported, "I've had no problems walking and it's more of a dull

ache at night now." We continued with weekly sessions while her digestive and menstrual systems settled and then spaced our sessions further apart until I now only see her occasionally for her "top up" and she is back to yoga, gardening and meals out.

What would you like to be doing if your knee was more comfortable?



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25 FABULOUS
YEARS.*

01.08.22

This August we are celebrating
25 years since we first opened our doors
to the local residents of Palmers Green.



The local elections are over – what next?



by Councillor Alessandro Georgiou

Email: cllr.alessandro.georgiou@enfield.gov.uk

Cockfosters Ward, Leader of the Opposition, Conservative Party

On the 5th May 2022 the voters of Enfield decided on who will run Enfield Council over the next four years. As Enfield Conservatives we celebrated the best election results for our party since the 2010 local elections. Whilst these particular elections were difficult for us nationally, locally we gained eight extra seats, the largest net gain for any local Conservative group in the country! There was a 9.5% swing against the Labour Council and the current Labour leader, Cllr Caliskan was the first Labour leader in Enfield to lose seats at a local election in 16 years.

Our wonderful gains in Arnos Grove, Whitewebbs, Winchmore Hill and Southgate show that as local Conservatives we are on course to take the Council next time. Despite some of our successes we didn't win a majority on the Council. In my view that comes down to one simple thing: national

issues. Enfield Labour ran a scare campaign on things that had nothing to do with Enfield because of their abysmal record which they are deeply embarrassed of.

Let's not forget what Labour Enfield has done to us over the last four years. They raised Council taxes to record highs, economically harming hard working Enfield residents during the pandemic. Our bin collections were moved from weekly to fortnightly, causing a significant increase in fly tipping and littering across the Borough. Huge, imposing and unaffordable tower blocks are being erected, destroying communities and ruining the character of Enfield. All whilst planning to build on our precious Greenbelt, London's Green lungs. As a result of the election Labour now plans to build 5,000 properties on our green, and environmentally important land which makes Enfield such a

wonderful place to live.

Lastly, and most relevant for the readers of this magazine, was the introduction of the LTN road closures. The LTNs have caused untold misery for many residents, causing significantly increased levels of traffic, more pollution particularly in poorer areas and intentionally using confusing signage so they can fine those that made an innocent mistake. The Council has raised millions in fines all of which will be used to fund new LTNs.

The good news is that we promise to fight against all of this over the next four years. It is only the Enfield Conservatives that are on your side and I promise on behalf of our group that whether you voted for us or not we will always do what's right for Enfield.



Passport delays causing summer holiday stress



by Bambos Charalambous, Labour MP

Email: bambos.charalambous.mp@parliament.uk

Parliament: 020 7219 3460 Constituency Office: 020 8882 0088

472 Green Lanes, Palmers Green, London N13 5PA

In recent weeks, I have been busy campaigning, visiting local schools and businesses, holding the Government to account in Parliament, and travelling to the Middle East as part of my shadow ministerial role.

In May, we had the local elections here in Enfield, and I would firstly like to thank everyone who voted. A massive congratulations to everyone elected as Enfield Councillors, including a number of new representatives from both parties. I look forward to working with you all closely.

In June, we also celebrated the Queen's Platinum Jubilee, as Her Majesty became the first British Monarch to reach an incredible 70 years of service.

To mark the occasion locally, we've enjoyed an array of street parties and events in Palmers Green and Southgate. I'm glad we were able to come together as a community, with friends, family and neighbours, to celebrate this historic event.

As the sun comes out and evenings get longer, I know attention is also turning to trips abroad and the summer holidays.

However, many people face anxious waits for a passport due to significant delays in the

Passport Office.

For others who have managed to book trips recently, we've unfortunately seen chaotic scenes at airports over half-term. Despite inevitable demand this year, staff shortages and organisational issues have left passengers facing cancellations and long delays.

Airports, airlines, and government departments should have been ready for this surge in demand after the pandemic, and my office is supporting a number of constituents who are finding it incredibly difficult to get any updates from the Passport Office on passport applications, despite often applying months ago.

This is unacceptable and makes planning holidays, family visits, honeymoons, and weddings abroad extremely challenging for people.

At the time of writing, the Passport Office advises allowing 10 weeks for applications to be processed with urgent applications only being considered in the event of serious illness or death of a family member abroad, and not for holiday bookings.

This is despite the Government's claim that they have planned for 9.5 million passport

applications this year. It is therefore very important to check your passport and make applications in good time.

I am also receiving an increasing volume of casework relating to the Home Office more generally, with delays impacting asylum applications, visa extensions and citizenship applications. Sadly, I expect this to continue over the coming weeks and months.

While local families are generously welcoming Ukrainian refugees into their homes, others desperate to flee Putin's brutal war are still facing severe delays and unnecessary bureaucracy in having their visas processed.

This is something we saw during the Afghanistan crisis in August last year, and both issues come back to a lack of planning.

I believe urgent action is needed to address these delays, the lack of planning, and the wider organisational failings in the Home Office.

I will be continuing to raise cases on behalf of constituents impacted by this backlog, so please do not hesitate to get in touch with my office if you have been waiting for your passport for over 10 weeks or have an urgent need to travel within that time.



Those who forget the lessons of history condemn us all



by Rob Aaron-Wilson

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Liberal Democrat Parliamentary Spokesperson for Enfield Southgate

In Enfield we have one in 3 of our children living in poverty. This is before the cost of living crisis hits. This is a generation growing up stressed, anxious, depressed and hungry. Their parents aren't 'unskilled at cooking' they are hardworking, time poor and low paid.

In the 21st century we have a system whose attitude to child hunger is cold, callous and cruel. It is also economically wrong.

It does not have to be this way. The Poor Laws of 1598 and 1601 were introduced when food became too expensive. Local parishes funded by local tax were obliged to

give cash or food to those who could not afford to eat. In effect it became illegal to let anybody starve. This meant that England in one fell swoop put an end to widespread famine and it led to high economic growth.

Likewise, the introduction of the UK's welfare state created an amazing period of economic prosperity before it was dismantled. Tax funded investment in education and the NHS gave people health, opportunity and higher living standards. This approach also gave the nation higher tax revenues. It worked.

Our current approach is both morally wrong and economically illiterate. The current

approach of one-off small payments or loans only serve to keep the people of Enfield in the current cycle. Likewise local Councillors who boast of funding 'soup kitchens' as they call them could perhaps reflect that throwing a few scraps to hungry embarrassed children whilst they hold the levers to change is nothing to be proud of.

No system of welfare is perfect. But history shows that protecting the most vulnerable in society leads to widespread economic growth.

This cannot be ignored by government either national or local or indeed by us.

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