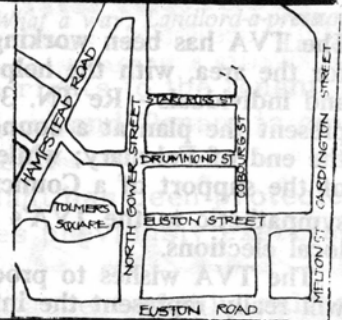


# TOLMERS NEWS <sup>No.</sup> 5.

PUBLISHED BY THE TOLMERS VILLAGE ASSOCIATION

*eds. Gne. Pete n Frank*

The TOLMERS NEWS will hopefully be published every two weeks. It has two aims: First; to keep local people informed about the latest developments of plans affecting our area, and second; to provide people who live or work in the area with a means to express their views about what is happening. If you would like to write a letter or article for the next issue please bring it or send it to; The Editors, TOLMERS NEWS, 102 Drummond Street, N. W. 1.



## THE TALL SQUAT.

**CENTRE POINT WAS PEACEFULLY OCCUPIED** from the evening of Friday 18th January until Sunday afternoon by 100 people including local social workers, councillors and lawyers. Their demonstration coincides with a public enquiry into a request by Camden Council for a compulsory purchase order on the building.

A leaflet explaining the occupation states:

WE HAVE OCCUPIED CENTRE POINT - because it has become the concrete symbol of everything that is rotten in our unequal society. More than a quarter of a million square feet of empty offices, built for profit, kept empty for profit. This building is a monument to the system that allows speculators to make millions out of empty buildings at a time when 6, 200 children were taken into 'care' (last year), because their parents had nowhere to live.

WE HAVE OCCUPIED CENTRE POINT - because like 100, 000 empty houses in London, it insults the humanity and dignity of the homeless and exposes the hypocrisy of politicians who profess to care but who refuse to act.

... We have not ignored the proper channels. For years we have made responsible representation and protest. We are not the aggressors in this struggle, we are simply asserting the human needs of the many and particularly of the homeless, before the selfish profiteering of the few.

## ROWNTREE TRUST NICK

The TVA has been awarded a grant of £750 by the Rowntree Trust which we are using to pay Nick Wates as a coordinator and as a general dog's body.

He'll be at the TVA shop in Drummond Street most of the time. USE HIM, that's what he is paid for.....



We are having an exhibition about our area from February 18th until the 24th followed by a public meeting probably on the 25th.

*Flashlight*

Bill Bird from Euston Street decided that he would like to see more colour in our drab streets. So he spent a whole day painting the lampost in the alley off Tolmers Square. We now have London's most beautiful lampost in our midst!

# WE FIGHT BACK . . . j.gough

The TVA has been working on a new plan for the area, with the help of outside groups and individuals - Re TN. 3. We now hope to present the plan at a council meeting towards the end of February; while we are still certain of the support of a Council that is broadly sympathetic to the TVA's aims, i.e. before the local elections.

The TVA wishes to produce a plan which will really represent the interests and needs of the residents and workers in the area for the first time. Local people will have the opportunity to decide the kind of development they would like to see, incorporated into the final plan of the area.

## TO DO THIS WE ARE ASKING YOU TO

1. Make suggestions and offer advice for alternative possibilities in the area.
2. Come to the exhibition, which we are organising later and details of which we shall be giving then, where the TVA will show and describe these alternatives, as well as the other proposals that have been made, e.g. the Levy deal.
3. Tell your street representative what you think. They will be contacting you and explaining the various alternatives. What they would mean to you.
4. Come to the Public Meeting, proposed towards the end of February, where the final say on the TVA alternative plans will be negotiated.

Among the key questions are:-

- \* Who will own, and who will manage the housing and business premises?
- \* Who will benefit from the building of offices in the area?
- \* Which of the existing buildings should be kept - or should the area be completely demolished and rebuilt?
- \* Should some businesses and industries be moved, and should they be re-located in the area or outside it?
- \* Should there be other new uses apart from council housing?

This is the first, and possibly the last, time that you will be able to directly influence the outcome on these issues. Therefore it is vital you make your views known during the next two months.

Here are the outlines of the sort of plan the TVA thinks would benefit the area and stand a good chance of being carried out.

1. The Council compulsorily purchases the whole development area; apart from the land between Tolmers Square and Euston Road, and apart from owner occupied buildings.
2. A non-profit making company with directors drawn from the community, the council, and from professional development experts, would raise the bank loan needed to buy the land and repay this loan by building office space and selling it immediately.

We know now that the land will cost about £5½

million, and that 120,000 square feet of office floor space will be needed to pay for this. The offices will occupy about an acre of land and must be built on the Hampstead Road and/or next to Euston Stn., in order to be profitable.

3. The council leases the existing houses that it will have bought to a Tolmers Village Housing Association managed by local people and councillors, on a very long (eg 99 year) lease. The TVHA would then lease these to the existing tenants and businesses, while the council has the option of moving families on its housing list into existing or subsequent empty houses. Former residents in the area should also have the possibility of returning and the TVHA will also use any grants that may be available for improving and generally rehabilitating old houses.

The council has recently said that it is now in favour of housing associations like this to manage and renew old housing; rather than direct management by the council itself or wholesale re-development.

4. The council builds new council housing under its own management, on the already cleared sites and, thus, bring the total resident population (back) up to about 1,500 people.
5. New building will also provide subsidised low rent accommodation for single people who are not provided for by council housing, plus space for business and industry; including any, presently in the area, that will need to be moved.

A suitable site for this could be in the Hampstead Road, north of Drummond Street, with any residents there whose houses would be demolished rehoused elsewhere in the area.

6. St. James' Gardens should be opened up, through an entrance in Coburg Street, to provide much needed local open-space.
7. The site on the Euston Road, including the south side of Tolmers Square, would not be purchased; due to the legal difficulties in buying out all of Levy's holdings and the especially high costs of this land. However, under the existing zoning for this site, the council can prevent any large scale office building (like that in the Levy Deal) and can insist on a sizeable provision of housing, possibly in the existing buildings.

## Your Ideas

The TVA wants to produce more detailed *alternative forms* of this rough plan; showing exactly how each bit of land will be used, although not suggesting any architectural plans.

## Please

come along to the Tolmers Village Association shop @ 102, Drummond Street and make your suggestions. Or if you have other ideas, come and tell us; they can, then, be presented in the exhibition and the public meeting.

**REMEMBER** - The more people involved in the plans the better will they provide for the real needs and the more force will they have with the council when presented. So, now, it all depends on YOU.





# EUSTON LETTERS N.W.1

Dear Tolmers News,

Enough is not enough—we try harder—Avis images. And we do try to live up to these images.

Perhaps when we have been forced to move our premises elsewhere and in our place a large autonomous office block rears its ugly shape, people will say, 'Oh for the good old days when there was those nice Avis people on the corner.'

Well, maybe not! But as you know road transport plays a vital role in the economic viability of our country and Avis plays a vital role in supporting the road transport industry.

Having occupied our current premises in North Gower Street for some considerable time we feel part of the Tolmers Village community, and honestly endeavour to minimise inconvenience to our neighbours.

May we take this opportunity through the medium of your publication to extend our thanks to all the local business people and residents for their services and understanding and to wish them all a very successful and prosperous New Year.

Yours sincerely,  
Avis Truck Rental  
234-244 Euston Road  
London NW1



Dear Tolmers News,

You will see from my address that I live in one of the slums forming a part of the Tolmers Village. (I have lived here for more than 22 years).

Is there any reason why the Council should not re-house me and others in the same position in one of the 36 penthouses in Centre Point of which we have read so much in the press?

You may like to put this suggestion to the Council and find out their reasons for not offering this accommodation to their slum residents.

Yours sincerely,  
D.Norden  
78 Hampstead Road  
London NW1



Dear Locals,

I would like to thank you for your good wishes when I had to suddenly have yet another op. You have no idea how it cheered me up to suddenly get publicity after so many years. Maybe soon I will be getting it in a more pleasant manner, as I intend to work publicly again as a performer as soon as my health improves - Agents note!

I really enjoyed that edition of the paper, and even passed it around the ward as there were a few 'nearly locals' there. Keep up the good work. How about some more history? Many famous and infamous people have lived in our area.

Thank you again  
'Maggy'  
Middlesex Convalescent Home  
Holland Road  
Clacton-on-Sea  
Essex



# LANDLORDS LAMENT

*"What a way, Landlord-a-pressure Ten  
What a way, Landlord-a-pressure Ten  
Set a rent at two poun', ten.  
Next week dem raise it agen.  
What a way, Landlord-a-pressure Ten  
Laurel Aitke*

The Law has given certain rights to the tenant. The relationship between Landlord and Tenant is governed by the 1954 Act on the subject.

In this act, the Tenant has been protected by the Law, from any excesses previously exercised by the Landlord.

The most important aspect of this ruling is with regard to the eviction of the Tenant.

Tenancy is created either verbally, or by a written agreement. If the agreement overrides the rights given by the 1954 Act, then it is invalid upon these points.

For instance, no Tenant can be evicted from his premises without there being an order from the Court. If, however, an agreement is drawn up between Landlord and Tenant given a proviso that the Tenant can, in fact, be dismissed without a Court Order, then this private agreement, in this part, is void and unenforceable.

A tenant can be evicted from his premises if

- a) He is a regular defaulter in the payment of rent, and regularly does so.
- b) He is a permanent source of nuisance to his neighbours.
- c) He deliberately damages the property.
- d) The Landlord intends to develop the property and has obtained the necessary permission from a competent authority to do so.
- e) The Landlord wishes to repair the building and vacation of the whole property is necessary for that purpose.

These are the main grounds on which a Tenant can be evicted, and one or more points have to be proved to the Court's satisfaction, before an order is issued for eviction.

If the tenancy is for a stipulated period, and that period has expired, Tenant cannot, automatically be evicted. The Landlord must give six months notice to the Tenant before the expiration of the period of tenancy that he is intending to ask vacation of the said property.

Within three months of the Landlord's intention of eviction, the Tenant can go to the competent legal authority and oppose the eviction. If the Tenant so chooses, he can approach the Court and obtain a new tenancy under order of the Court.

These are some, among other, rights that the Landlord gives to the Tenant.

C. R. Ahmad

# ADLETS

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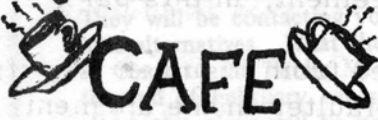
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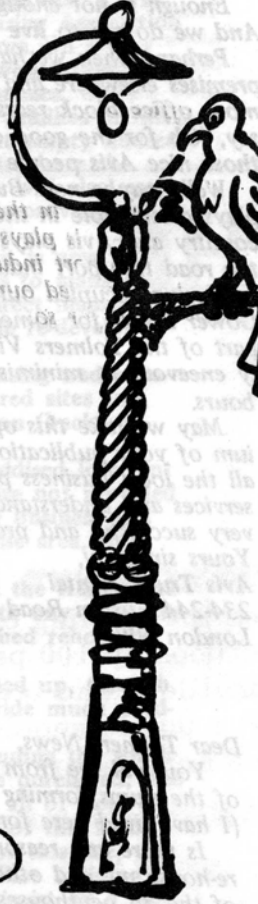
M on/Wed 10am - 9pm Tues/Thur/Fri 10am - 6pm  
Saturday 11am - 3pm.

## vines

THE TOLMERS VILLAGE STORES - for your  
sandwiches, rolls, groceries and almost everything else you  
need. Fresh bread and milk daily. A handsome young  
man ready to serve you @115, Drummond Street.

IF YOU HAVE PROBLEMS WITH LANDLORDS,  
RENTS, REPAIRS, ETC., SEE NICK WATES  
AT THE TVA SHOP IN DRUMMOND STREET.  
HE SHOULD BE ABLE TO HELP YOU.

**DJUMBLE  
SALE**  
2pm. Sat. Feb. 2  
at  
138, Drummond



# JOIN THE TVA

- To keep the village atmosphere of houses, shops and streets.
  - To preserve the buildings that are worth keeping.
  - To restore buildings that have become run down
  - To pull down buildings that are derelict and a health hazard.
  - To preserve the variety of the local community
  - To maintain low rentals
  - To CLEAN UP the area and to IMPROVE SOCIAL AND SHOPPING FACILITIES
- JOE LEVY OUT!!!!

PLEASE ENROL ME AS A MEMBER OF THE TOLMERS VILLAGE ASSOCIATION

Name . . . . . Resident ( )

Address . . . . . Worker ( )

Signed . . . . .

Dated . . . . .

# NOW

