



Spring is definitely in the air! The blossom is out, the daffodils are already wilting and the winter snow is but a distant memory. It is at this time of the year that plans for social occasions come to the fore from the Board and their Social Committee. It is easy to take things for granted when they are seemingly going well, but it would be great if many more residents became involved in their local community. Any views, comments or criticisms please write to claudekeith36@btinternet.com.

Scraps from the Board Table

- **Foxes:-** Control of the foxes is underway with the neighbourhood mansion blocks culling them while Lauderdale Mansions South is deterring their presence through spraying, which is taking place on a regular basis. Please do not feed the foxes as this only encourages them and other vermin, including rats, to frequent the garden, the wells and waste disposal areas.
- **Items left in the Common Parts:-** It has been made clear to all residents that no items are to be left in the common parts and if they are left they will be removed. Please keep your toys, prams, scooters and bikes inside your own premises or in the allotted places.
- **Progress on planned maintenance:-** The number of labour contractors has been gradually reduced as the major refurbishment programmes are largely completed. Already 5 cellar floors have been successfully screeded and painted. The installation of the new TV aerials for Sky Reception has been completed and the cables secured discreetly to the premises. Repair work to the front porches is gradually being completed, though has taken longer, as the problems found have in some instances been more considerable than initially anticipated.
- **AGM:-** The date of the Annual General Meeting has been fixed for Wednesday 13th May and will take place in the Boiler House at 7.30pm. All shareholders are invited and should be encouraged to attend, especially as the new Board Members will be proposed at this forum.
- **Temporary Alternate Director:-** Mo Fisher, a shareholder of some 26 years standing, is covering for Steve Sanderson, who will be absent for some 3 months from early March. This step has been taken to ensure there is a quorum to vote on Board actions.
- **Solicitors:-** WGS Solicitors have been reappointed for legal services after 5 tenders were considered by the Board's sub-committee. They had the added advantage of having had some 20 years knowledge of LMS/Manyplans affairs.
- **Water Strategy:-** A consultation meeting was held with residents/shareholders on 15th January. At this forum Astec Consultants presented the case and need for an alternative delivery system of water to each flat. Specifications and tenders are underway and when completed will be put to shareholders. After initial ball park figures were undertaken which showed a likely cost figure of circa £650,000, the budget is now being looked at somewhere under £450,000 subject to timing and specifications. A longer assessment of this subject is included in this edition of Lauderdale Lines.

Understanding the issue on Water at Lauderdale

Currently many of the old Victorian Mansion Blocks, like Lauderdale Mansions South, suffer from having lead piping, which can be both a health risk and a safety hazard as they can cause lead poisoning and over time they are likely to fall into disrepair causing leaks and even burst pipes. Additionally, there is a serious pressure problem, which at peak demand periods can result in a loss of pressure and in some cases no water delivery at all. Currently Thames Water is providing pressure at 2.5 bars but they could, in line with the Water Act 1926 reduce this to just 1 bar which would probably only reach 30 foot up the building! There is also the

further concern that some flats are receiving their water from 2 sources, direct from the mains and also water fed from storage tanks.

The Board has set the challenge as ensuring the following:-

- Each and every flat should receive a constant supply of water at an adequate pressure.
- That the delivery of water to every flat is delivered via modern safe piping.
- All flats are capable of being individually metered so that people can if they so wish opt to pay only for the amount of water they use.
- That all water comes from a single source.

To achieve these goals, the Board will be getting competitive quotes on doing the following work:

1. Supplying two sizeable storage tanks that can be buried in the gardens and which would be serviced via concreted man holes.
2. Placement of pumps, probably three for each tank that can be brought into use for different demand periods and when the tanks have to be serviced.
3. Providing new piping from the back of the blocks that would go into each flat from the light wells.
4. Supplying a box at ground level that would contain meters for each flat attached to their relevant piping.
5. Removal of redundant old lead piping where ever possible.
6. Making good any damage to individual flats in connecting the new piping to kitchens, bathrooms, washbasins and lavatories.

It is hoped this work can be carried out on the budget figure outlined earlier (circa £450,000) and that this would be paid for without asking leaseholders to make a capital contribution. The Board is looking at various options for achieving this, including use of the sinking fund. The reduction in expenditure now that the main work projects are nearing completion could provide funds in the future for this water project.

Social Committee Points:-

The Social Committee was set up in 2002 to seek to build a better community spirit and to enhance communication between residents within Lauderdale Mansions South. To date better sociability has relied on social events primarily The Summer Barbecue, the Bonfire Night and the Wine Tasting evenings. Lauderdale Lines has been the informal communication vehicle aiming to keep residents and shareholders better informed.

The new members of the Social Committee would love to see their number swelled by any interested parties out there, as it is often a case of the same people doing the bulk of the work. If you have the time, the interest or the desire to contribute do please contact Jayne Winthrop at jayne@lauderdalemansionsouth.com
To date for 2009 the following has been planned:-

1. **On Thursday April 23rd there is a free Wine & Cheese Party** hosted by the Board Directors of Lauderdale Mansions South, from 7.30pm, in the Boiler House. This is a great opportunity to meet new people, the two newly appointed directors and other local residents in an informal setting. It also gives you the chance to put across any concerns or queries you may have in a relaxed environment. Please RSVP asap so that the organisers know how many to allow for and cater accordingly.
2. **The Summer Barbecue date has been fixed for Sunday 28th June from 12 noon** (though there is a rain date of 5th July!) and as per usual there will be a Bouncy Castle for younger members and Live Music, as well as access to barbecues, all taking place in our beautiful communal gardens.
3. **Bonfire Night will be on Saturday 8th November** and we are all hoping for kinder weather than last year! Mulled wine and even simple hot snacks are planned.

Additionally, the Social Committee is looking into a number of ideas proposed, such as:-

- **First aid courses** for baby and toddler parents in the garden during the summer.
- **Creating a play area** if the legal, insurance and Health & Safety restrictions would allow this.
- **Pilates Sessions** in the gardens during the summer.
- **Fire Brigade visit repeated.** This could be an even bigger event this year now that we know what benefits have been gleaned in terms of what to do in the event of fire and the need to have smoke alarms fitted in every flat. It is also fun for the kids to be involved in the demonstrations and to see a fire engine first hand.

Please if you have any views on these ideas or have any of your own please do contact Jayne Winthrop or contact the Editor of Lauderdale lines.

Hoarse Box

This section gives you space to share your comments, observations, grievances, pet concerns and/or grumbles with us all. Please free to send any inputs to <claudekeith@aol.com>.

Rats:- There have been sightings recently of rats in the neighbourhood and their numbers seemingly have been on the increase with the amount of digging going on by Thames Water. It is probably time for a full investigation to be carried out by a pest controller such as Rentokil to establish what can and should be done to minimise the risk of their taking up non-paying residency.

Water:- Pressure should be put on The City of Westminster Council and the Local MP, Karen Buck, as well as OFWAT and Thames Water to seek to change the antiquated Water Act 1926. Whilst in no way holding up the project on water in hand this should seek to see what could be done to get financial assistance from these bodies to aid the objective of securing water delivery at a constant pressure, through healthy piping and literally having it on tap! Any co-operation and contribution from these parties would be greatly received and appreciated!

Promotional Website :- The last edition of Lauderdale Lines gave Portako's, local area website a good plug, but let us not forget the Board's own official and controlled web site, which is already much used by current residents, would-be purchasers and even local Estate Agents.

www.lauderdalemansionsouth.com has recently been updated to be even more user friendly and informative. If you are interested in the goings on at Board Meetings or the new Board Candidates credentials or local news then this website has much to commend it. Residents should register online to get access to full information, as clearly some of the information is sensitive and of only local relevance and interest, and therefore not for universal exposure.

Lauderdale on Parade - Local Piece

Charles Booth's Poverty Map 1889

Why the interest in something and someone that predates Lauderdale Mansions? Well, recently, someone at the Council described Lauderdale Mansions as being for affluent young families and single aspirants, which is a far cry from the previously held reputation of being the second homes of Members of Parliament and their mistresses – a slightly different interpretation on MPs' and the House of Lords' Allowances?! We thought it might be interesting to go back in time to the first socio-demographic study carried out in the area.

Charles Booth (1840-1916) was truly a man for the people. Without any commission he derived, designed, organised and funded possibly the then most comprehensive surveys of London life. Booth recognised the limitations of charities and philanthropy at tackling the crucial issue of poverty. His voice was also at the forefront of the cause for pensions seeking to alleviate destitution in old age and indeed he is recognised as one of the catalysts behind State Pensions, which the Liberal Government introduced in 1908, under Herbert Asquith, in his then role, as Chancellor of the Exchequer, with the Old Age Pensions Act, even though Booth had championed for a universal rather than the means tested system introduced.

It was after his firsthand experience in 1884 of the Lord Mayor's Relief Fund that analysed census returns that he realised this was woefully inadequate. By 1891 Charles Booth had become a senior member of the official committee in charge of censuses, but even before that he had in 1886 undertaken his enquiry into the condition of workers in London. This work would last until 1903 and in that time there were three editions of the survey with the final edition of "Life and Labour of People in London" stretching to 17 volumes. The inquiry had three broad sections – poverty, industry, religious influences, but within this examined trades, housing, population movements, education and even social and moral influences. Indeed it even took into account policing and local government policy.

During this time the London County Council was established in 1889 to co-ordinate the development of London. This new County of London included parts of the Home Counties of Surrey, Essex, Kent and Middlesex with the whole of the Paddington area now coming under London, though this, of course, explains why Middlesex County Cricket Club to this day has its headquarters at Lords in St John's Wood.

Charles Booth's Poverty Map of 1889 sought to study the relative wealth of the residents of areas including Little Venice. What might amuse you to know is that one of his assistants and compilers was Beatrix Potter, a relative of his and even his own wife, Mary Macaulay, the niece of the great historian Thomas Macaulay was heavily involved in this massive socio-demographic undertaking. Booth marked out all of the streets by different colours and gave each of seven groupings a different definition:-

Black was Lowest Class. Vicious, semi-criminal (local area example being the streets between Salisbury Place and Lisson Grove).

Dark Blue was Very Poor, Casual. Chronic want (local area example being Warwick Crescent).

Pale Blue was Poor. 18shillings to 21shillings a week for moderate family.(local area examples being North Wharf Road, Andover Place and Portsdown Mews).

Grey was Mixed. Some comfortable, others poor. (local area examples being Hall Place, Bristol Gardens, Elgin Mews North and South).

Light Brown was Fairly Comfortable. Good ordinary earnings. (local area like Shirland Road).

Dark Red was Middle-class. Well-to-do (local area examples being Randolph Avenue, Lanark Road (then split into Portsdown Road and Lanark Villas), Warrington Gardens and Warwick Road).

Yellow was Upper middle and Upper classes. Wealthy. (local area examples being Sutherland Avenue, Warrington Crescent, Clifton Gardens and Randolph Crescent).

All this information was included in Booth's exhaustive study 'The life and Labour of the People' published in 1891. Wealthy by the way meant having 3 or more servants! Interestingly Booth's conclusions were that 70% of Londoners 'live in comfort'. This seems at odds with what the radical element in Parliament felt as they viewed London's poor in London as the major political problem. In Little Venice Booth categorised the area as being largely 'well-to-do' meaning having at least one servant, although Bristol Gardens and Formosa Street had the dubious classification of possessing 'working class comfort.' Happily, Maida Vale had no streets in the worst two classifications. I guess today most of our readers would settle for a descriptor of 'living in comfort' and of course when Lauderdale Mansions were built in 1897 it fell right into the Dark Red boundary!

Of course, like all maps, it was to some degree out of date before it was even published and there was even one local mistake as in 1887 Stranraer Street had already ceased to exist having become part of Sutherland Avenue!

As for Charles Booth he returned to his Liverpool to Brazil Ship Building and Trading Company where he, his elder brother Albert and sister, Emily, had ploughed in their inheritances, on his advice, after their parents' early death. At the outbreak of war having already retired and left the business to his nephew he returned to the helm to guide the transference of his factories to making munitions for the war effort before dying from heart disease in 1916. His lasting legacy is the Amazon Port of Manaus, which was constructed after the successful trading of his company that he had initiated in 1866. He held Honorary Degrees at Oxford, Cambridge and Liverpool Universities and was a fellow of the Royal Society.

Laughing Corner

The English Language has great potential for double meanings, misuse and misconstruing. Try these for size so to speak?

I got a call from the bank telling me that the repayments on my overdraft were outstanding. I told them proudly: "Thank you!"

I went to pick up a letter on the doormat, but it said in big black letters 'Please Don't Bend.' I thought 'How am I going to pick it up then!'

Customer:- "Please may I try that dress on in the window?"

Shop owner:- "No madam, You'll have to try it on in the changing room like everyone else."

Q:- What is the difference today between a pigeon and a Banker?

A:- The pigeon can still make a deposit on a BMW!

Notice Board

This section provides you, as residents and/or shareholders, the opportunity to promote news or areas of potential interest to other flat members or their friends. Promote your own area of interest, expertise, service or specialism or extend this to include friends, relatives or businesses in the neighbouring vicinity

- **Plan 9 – The Space and Time Café** offers you easy access to the worldwide web in a convivial, sociable environment with a relaxing ambiance. Helpful staff is on hand as well as having a wide choice of drinks and eats. Run by one of our own residents, Kay Konop, it is well worth a visit, which as a regular, I should know! For more information contact, enquiries@Plan9-cafe.com or call direct on 020-7121-0012 or simply visit for yourself!
- **Upgrading your premises rather than selling?** – then join those people who have really benefited from seeking the services of Jenifer Landor. No one understands better how to maximise a limited budget, or how to fully utilise space, or how to give a flat a completely fresh look inexpensively. All her work force are carefully selected and known to her. Jenifer has been a former Director of LMS and in this capacity was responsible for the upgrading of the common parts, which have been so admired and appreciated. Jenifer can be reached on 07771-750189 or visit her web site www.jeniferlandor.co.uk.
- **Baby Sitting Requirement?** Gwen Badr, a long standing resident of Lauderdale Mansions is totally reliable, experienced and qualified as a baby sitter for children of all ages having been a nurse. Gwen can be reached on 07931-532494 and actually lives in one of the flats so is readily at hand.
- **Homeopathy in Maida Vale:-** Suffering from hay-fever? Migraines? Recurrent infections? Childhood illnesses? Homeopathy treats a great variety of conditions, whether physical or psychological using natural and safe homeopathic medicines, making them an effective treatment for all ages. Caroline Harper is a qualified homeopath who practices here in Lauderdale Mansions, and in Queen Park. For an appointment and more information, please call 07930-987858.
- **Join the Pilates set!:-** Already 5 Lauderdale Mansions residents are attending the Pilates Classes run by Gail Japhet, in The Sharp Suite at St. Joseph's School. Gail is happy to take on people of mixed ability and even complete beginners. The price is £9 per session though if you pay for 5 classes you get the 6th free! From April 14th Gail will be conducting classes from 6.30pm-7.30pm and 7.45pm- 8.45pm every Tuesday and from 11.30am-12.30pm every Saturday. Additionally, Gail, a fully qualified Pilates Institute qualified trainer is happy to offer private classes and home groups. You can reach Gail at gailjaphet@yahoo.co.uk. or call her on 020-7286-6886 and join the gang or go solo!
- **Just to remind you all that Alan Roche our trusted resident porter has changed his mobile number and can now be reached on 07709-145103.**

Contact details for 'Lauderdale Lines'

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