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Essex Road Post Office reprieved

But four sub-offices to close in Islington

Mixed outcome of the consultation

There was some relief for Islington in the Post Office decision on its latest round of consultation on planned closures. Whereas the four sub-offices picked out for closure, in Blackstock Road Caledonian Road (two branches) and Newington Green Road, have been confirmed, the only Crown Office under threat will not now close. The Post Office said a franchisee had been found for the branch. The reprieve was not a complete surprise because our M.P.s had been given assurances to this effect at a meeting they had arranged with Post Office officials a couple of weeks before the formal decision date. It was however just reward for the pensioners groups who came out in force to register their disapproval of the plan to close a Crown Office with step free access.

Franchisee not all good news

Our M.P.s work is not complete however. They are continuing to discuss the detail of what a franchise entails. In some "franchised" Post Offices, the number of staff qualified to run the Post Office is limited and if they are ill the Post Office has to close even though the rest of the shop remains open. In others, like that at King's Cross, a once spacious Crown Office was split in two to provide a much needed Macdonalds (the next one is all the way across a busy road), and the half that was left cluttered with other merchandise so that the Postal counters are barely visible, while the pillar box has disappeared altogether making posting impossible whenever the shop is shut.

No real change of heart

The announcement of widespread closures throughout London indicates no significant change of heart. While Sainsbury's and Tescos vie with each other for every available site, saying market share is more important than gross profit, the Post Office continues to spurn market share and to regard downsizing as the only way of reducing losses. As the Post Office group continues to

make money for the government, this is an artificial concept - rather like TfL saying they make a loss on Oyster card journeys once the daily cap has been reached or the season ticket purchased.

Mayor of London

Former Mayor Ken had pledged to make a legal challenge to the Post Office plans, and his successor Boris is urging councils to step in to support Post Offices as part of a one-stop shop for council services. This policy is also favoured by Islington's opposition Labour group. The council continues to support the Post Office by arranging for Council Tax to be paid through them. Sadly water rates are no longer in this category, and with the plethora of energy supply companies the Post Office is no longer the first port of call for these. Similarly, television licence fees can no longer be paid at Post Offices.

More cuts

Having further discouraged the purchase of stamps by removing the Sunday collection, Royal Mail is now reported to be considering abandoning Saturday delivery as well. Meanwhile, competitors cream off the profitable sectors of mail delivery and collect a subsidy from the Post Office in the form of below cost delivery over "the final mile". Are the rules inspired by Lewis Carroll?

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New Tricks with Old Bricks: cut VAT to tackle climate change

Reusing and refurbishing old buildings could save more carbon dioxide emissions than building environmentally friendly new ones over the short term, according to research. A report by the Empty Homes Agency (EHA) has called for measures including a lower rate of VAT to facilitate the reuse of empty buildings in a bid to tackle climate change.

The report compared three newly built with three refurbished homes, calculating for each the 'embodied' CO_2 given off during the building process and the 'operational' carbon dioxide given off through day-to-day energy consumption. The research found that reusing empty homes could make an initial saving of 35 tonnes of carbon dioxide (CO_2) per property by removing the need for the energy locked into new build materials and construction. Over a 50-year period, this means there is almost no difference in the average emissions of new compared with refurbished housing.

Carbon dioxide (CO_2) emissions from new homes fall into two distinct sources: 'embodied' CO_2 given off during the house building process, and 'operational' CO_2 given off from normal energy use in the house once it is occupied. The new homes each gave off 50 tonnes of embodied CO_2 . The refurbished homes each gave off 15 tonnes. Well-insulated new homes eventually make up for their high embodied energy costs through lower operational CO_2 but it takes several decades - in most cases more than 50 years.

Empty homes in England provide an opportunity to create 150,000 new sustainable homes. If the rate of VAT on repairs and renovation had been 5% instead of 17.5%, it would have cut the average cost of refurbishment by approximately £10,000 for each house. Many house builders claim that new homes are four times more efficient than older houses. This study shows that refurbished houses can be just as efficient as new homes.

The British Property Federation (BPF) has backed the EHA's call for the 17½% rate of VAT on repairs and renovation to existing buildings and to align this with new build (which is currently exempt). The BPF also supports calls for councils to be given an incentive to bring empty homes back into use through planning and delivery grants. The report can be found at the following web-site:

http://www.emptyhomes.com/documents/public ations/reports/New%20Tricks%20With%20Old %20Bricks%20-%20final%2012-03-081.pdf

CABE commends Edward Square

Edward Square has been identified by CABE, along with two others, Albion Garden in Salford and St Neot Doorstep Green in Cornwall, as an outstanding example of community led regeneration of an open space. CABE Space and The Glass-House (acting as a CABE Space Enabler) would therefore like to support the group in organising an inspiring and informative event in the summer which will welcome visitors to Edward Square and celebrate both the community led process and the outcome of the project. As well as the practical support that The Glass-House will offer in preparation for the event, CABE Space will sponsor this event to the value of up to £2,000 and provide and resource a free Spaceshaper taster session and outdoor assessment of the space with participants.

CABE is therefore planning to visit Edward Square, as well as the other two spaces. These visits will give them the opportunity to walk around these community spaces, see them being used and enjoyed and to hear directly from those involved about their projects. They hope to see the spaces at their peak times of use and to meet those involved in planning and managing the Square.

My City Too Manifesto for better spaces and places in London

The My City Too manifesto is drawn from a 2 year-long-campaign with the My City Too ambassadors from across London. Ideas have been debated and developed through surveys and polls, building exploration workshops, collaborations with architects and developers. The campaign findings are intended to aid future development in ensuring that young people are part of the solution rather than being perceived as the problem. The campaign is led by Open House the architecture education charity. For more information visit www.mycitytoo

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Draft Heritage Protection Bill published

Our President delivered this upbeat assessment of the draft Heritage Protection Bill which was published on the day of our Annual Dinner. Here is what he told us. A report from heritage link follows on page 4.

There I was, thinking hard about what I should speak about to the Annual Dinner of the Islington Society - always one of the most pleasurable events of the local calendar! - when I found sitting on the counter in the House of Lords publications office a copy of the Draft Heritage Protection Bill, published that very day by the Department for Culture, Media and Sport. My dilemma was solved, the Islington Society Members were really interested in the Draft Bill, and I promised to put down on paper some of the key issues that arise.

First, though, I have to note my pleasure that a Bill about heritage has emerged at all. For the last six years heritage has seemed to have dropped off the Government's list of concerns, and to have become the forgotten bit of DCMS's work. English Heritage has continued beavering away, of course, and the Heritage Lottery Fund has done sterling work, but there has been all too little recognition of the importance and power of heritage - a sense of place, a sense of history, a sense of identity - in people's lives. Now with this draft Bill it's back on the map, and I'm glad about that. I'm also glad that it's emerged as a Draft Bill. That means it will be open to public comment and discussion in a way that an ordinary Bill published for the first time and rushed into a second reading would never be. It's a golden opportunity for everyone - especially committed and knowledgeable people like the Islington Society's Members - to pitch in and have their say.

What does the Bill do? First, it creates a single list of designated sites - bringing together into one the rather confusing and sometimes overlapping current lists of listed, scheduled and registered properties and sites. Its intention is also to create a single list online of all designated sites, with a full explanation of the reasons for designation, and good and easy public accessibility to the information. And it will end the current duplication of work between English Heritage and the Secretary of State in identifying and designating. All of this streamlining is probably a good thing, though I have some slight qualms about the handing-over to English Heritage of designation powers, without the democratic pressure which any Minister will always feel obliged to consider.

More importantly probably for us in Islington, the Bill requires English Heritage to consult owners when a site or property is being considered for designation (rather surprisingly there is no such provision at present), and creates a new right of appeal against decisions. But

most crucially, it introduces interim legal protection for historic places being considered for designation, to prevent demolition or damage while the new and more accountable process is under way. This interim protection is probably the single most important thing in the Bill, and is hugely welcome. We all know of cases where listing is being considered but the building vanishes before the listing bites. A developer ends up with an "oops, sorry" expression of regret and a vastly more valuable development site. Interim protection will help to bring this to an end.

Sadly the Draft Bill doesn't go as far as I would have wanted, in providing protection for existing buildings where there is no listing or designation but there are no approved plans for what to replace them with. Graphically this happened locally with the St William of York School, a fine Victorian building but undesignated. A developer knocked it down, even though there was absolutely no permission at the time for anything to put in its place. A modest proposal might perhaps have been to prevent demolition until permission had been secured for a replacement, in such circumstances.

There is one other provision in the Draft Bill, though, that we will need to examine with care here in Islington - because of the rather large number of designated Conservation Areas we have. The proposal here seems to be to merge Conservation Area Consent with planning permission, thereby leaving the entire responsibility for protecting conservation values on the shoulders of the local authority. Making sure that our local authority is up to the task, and has the expertise and the policy will to ensure that conservation values are taken fully and properly into account, is going to be crucial. I suspect the Islington Society is going to have a continuing role in bringing pressure to bear to ensure this happens.

Broadly, this is a good Draft Bill, but it requires careful scrutiny and we need to test every provision against what it might mean for the future of the streets and squares and monuments of Islington and Finsbury. Let's make sure we make our comments count!

Chris Smith (Lord Smith of Finsbury)

Report on the draft legislation from Heritage Link

Subsequent to Chris' speech, details of consultation deadlines have emerged.

Draft Legislative Programme: Government consultation, deadline 6 August

The Heritage Protection Bill is included in the Draft Legislative programme Preparing Britain for the Future set out by the Prime Minister on 14 May. This is only the second time the Government has set out its legislation proposals for public comment and consultation before the final programme is published in the Queen's Speech towards the end of the year. Comments are invited on the draft legislative programme as a whole, and also on specific policy issues and individual bills. During the consultation period the Leader of the House of Commons and other Cabinet Ministers will be taking part in interactive online question and answer sessions (web chats). Details of these will be published on the web-site. A summary leaflet is also available on the web-site, or in paper copy on request. Copies of the leaflet will also be available in Comments can be sent by post or public libraries. responses can be made online at the following address: www.commonsleader.gov.uk/draftprogramme

Draft Heritage Protection Bill and Cultural Property Bill rolled into one

The Heritage Protection Bill is included in the Draft Legislative programme although the Prime Minister didn't mention heritage in his statement and there is no formal guarantee that it will be introduced during the next parliamentary session. Publication in draft does however indicate the Government's intention to legislate in a particular area as soon as time allows. The Heritage Protection Bill and the Cultural Property (Armed Conflicts) Bill have been published separately in draft for pre-legislative scrutiny but will appear as one Bill. The full programme can be found at this web-site:

http://www.official-documents.gov.uk/document/cm73/7372/7372.pdf

Heritage Protection Bill

The main elements of the Bill set out on p.37 of Preparing Britain for the Future: Reform of the heritage protection system in England and Wales includes:

* replacing the separate listing, scheduling and registering arrangements with a single system for national registration of terrestrial heritage assets;

- * streamlining the associated consent processes with a new heritage asset consent replacing listed building consent and scheduled monument consent and merging conservation area consent with planning permission;
- * transferring responsibility for registering land-based heritage assets in England from the Government to English Heritage;
- * creating a new statutory framework enabling voluntary management arrangements for owners of complex historic sites;
- * placing local authorities under a duty to maintain or have access to an Historic Environment Record;
- * broadening the range of marine historic assets that can be protected, bringing greater flexibility to the marine heritage licensing system, introducing a statutory duty on the Receiver of Wreck to pass on information on marine historic assets to heritage bodies;
- * repealing the requirement for the Government to use parts of Osborne House for the benefit of members of the armed forces and civil service, giving English Heritage greater flexibility in managing the House and grounds and repealing the requirement for the Government to approve new statues in the Greater London area.

The main benefits of the bill are given as: a more open, accountable and transparent heritage protection system, providing more opportunities for public involvement and community engagement understanding, preserving and managing our heritage; informed stewardship of the historic environment at local level with publicly available records of the historic environment and a single online national Heritage Register; reduction of bureaucratic and administrative burdens for owners and local authorities by streamlining consent procedures and introducing management agreements to facilitate management of complex heritage sites. In addition to the proposals in the Bill, the Government will work with English Heritage to produce draft guidance on elements of the heritage protection system and historic environment services'. Comments on the draft Heritage Protection Bill are invited by 27 June. For more information see the following web-site:

http://www.culture.gov.uk/Reference_library/Publications/archive_2008/pub_drafthpb.htm

Farewell and Hallo in Exmouth Market

Just last summer I wrote about three independent bookshops in Islington. Now I have to report that, after ten years in Exmouth Market, Metropolitan Books has closed its door. The reason again is a steep rent increase (from a private landlord in this case). But owner Phil Griffiths has not slipped quietly away. Indeed the farewell-and-thank-you party hosted by the nearby Ambassador café was a crowded and lively affair with friends from the book trade, authors, neighbours, book club members and customers. As well as being a place to buy books, the shop was also a neighbourhood meeting place and social centre. It will be missed on both counts.

However, I am happy to say that Book Ends moved to 66 Exmouth Market from South Kensington last November. The shop needed to move because of redevelopment, and happily for us has arrived in Islington. Children's books are the main feature, especially illustrated children's books. Owner Janet McLellan watches for new writers and illustrators, and the shop has space for excellent display of the books. There is also a range of greeting cards for grown-ups as well as for children. And

downstairs is a large stock of books on art techniques and origami (the shop is the official supplier of the British Origami Society). Check out The Klutz Book of Paper Airplanes, which has patterns for an air fleet and performance statistics. There are also paper models and a dazzling variety of supplies for paper craft. Kids would have a wonderful time choosing materials they'd like to work with - and adults looking for gifts will have a good time too.

Tel 020 7713 8555; info@bookendslondon.co.uk www.bookendslondon.co.uk

Bob O'Dell

New gong for New Beacon

The May 24th *Independent* lists the country's 50 best bookshops, of which one is New Beacon Books at 76 Stroud Green Road, Finsbury Park (and included on the Society's walking trail No.6). The shop was founded in 1966 by political and cultural activist John La Rose and has become a centre of black and Afro-Caribbean culture in London. (www.newbeaconbooks.co.uk; 020 7272 4889)

Book review

Welcome to Holloway Road

Butler & Hegarty have produced an excellent free booklet which genuinely fulfils its title. With input from the Islington Local History Centre and Grafton Primary school it is an interesting and well researched book, even though our northern members will discern a bias towards the southern half of the Holloway Road. Commissioned by the Council and English Heritage, it is available from Central Library or from the architects who produced and published it.

Society publications

Twentieth Century Buildings in Islington, by Alec Forshaw, £14.99, ISBN 0-9541490-0-9

The Story of Day Flats in and around Islington, by Andrew Bosi, £5, ISBN 0-9541490-1-7

An architect in Islington, by Harley Sherlock, £14.99, ISBN 9-78-0-9541490-2-4

[all of the Society's publications are available from the Society at 35, Britannia Row, London, N.1 or from local bookshops]

Books from our President and Vice-Presidents

Suicide of the West, by Richard Koch & Chris Smith, £14.99 and available on Amazon, ISBN 0-8264 9023-9.

A History of Islington, by Mary Cosh, published by Historical Publications at £18.95, ISBN 0-948667-974

53 Cross Street - the biography of an historic house by Mary Cosh & Martin King, published by the Islington Archaeology & History Society

An architect in Islington, by Harley Sherlock, £14.99, ISBN 9-78-0-9541490-2-4

Other publications

Welcome to Holloway Road, , published by Butler & Hegarty Architects, free, ISBN 978-0-9556677-0-1

The Village that Changed the World. A History of Newington Green, London N.16 by Alex Allerdyce, £5.99 +£1 p&p. Published by The Newington Green Action Group.

Greener living in Islington

Much Press attention and public concern are directed today to the quality of urban life, in particular to problems of waste management and the importance of Recycling. These issues are of deep concern to our Islington community just as much as elsewhere. The sections below outline how Islington Council manages the collection and disposal of rubbish at present and also our options for future developments:-

1) Present Facilities for Collection and Disposal

Collection

Each household in Islington produces over a tonne of rubbish a year, the equivalent in weight of a small car. In total, households provide around 60% of our rubbish with business waste the remaining 40%. Waste collected is almost entirely household or domestic with only a small amount of business waste. Restaurants, shops and offices have to make their own arrangements, mainly by paying private contractors.

Recycling

The collection and disposal of rubbish is expensive and wasteful. The focus today is therefore on recycling household rubbish. Islington currently recycles 25% of domestic rubbish, an increase from 10% a few years ago. Islington Council's nerve centre for managing rubbish is the Household Reuse and Recycling Centre, Hornsey Street, N7. Around the Borough 200 local collection points have separate bins for paper, bottles and cans. Additionally there are weekly collections from homes and estates of:

- * green boxes for paper, glass and cans,
- * brown boxes for kitchen waste and
- * black sacks for garden waste.

Islington Council's contractors collect each week around 1,000 tonnes of rubbish from domestic dustbins. Many members will have had sight of new waste collection vehicles (see photo) with separate compartments for food and green waste and for paper, glass and cans.

Disposal

What happens to household rubbish? Much of it goes to landfill sites in Essex and Hertfordshire. This is costly and these sites will only be able to cope for a few more years with London's rubbish. The North London Waste Authority serves Islington and six other Boroughs and also arranges Incineration facilities at Enfield.

Recycling offers a far better option. Food and garden waste goes to a compost site in Edmonton, some

returning to Islington's Parks and Gardens Department. Paper, bottles and cans go to the Materials Recycling Facility plant in Greenwich for sorting in order to be reused.

2) Future Developments

Islington's targets for Recycling household rubbish are for an increase on the current 25% to:-

- * 35% by 2009/2010
- * 45% by 2014/2015

These challenging targets will still leave us behind several UK local authorities which already recycle nearly 50%. Other European countries recycle over 60% - for example Germany. At the other end of the scale Mallorca only recycles 6% of household rubbish at present.

There were new requirements in 2007 from the European Union, notably the WEEE Directive for treating Waste Electronic and Electrical Equipment.

Is lington's Recycling Manager (www.islington.gov.uk/recycling) suggests that Recycling should be an assumed part of daily life by:-

- * using a Compost bin (available at £10 from the Council)
- * trying to buy products with less packaging
- * reducing the amount of food waste

Further Council recycling initiatives include:-

- * a single weekly date for household recycling collections and for the emptying of rubbish bins (instead of two separate days)
- * distributing leaflets to inform residents of the facilities available
- * door to door home calling to answer queries, to seek views and to involve residents more
- "educational programmes for young people at the "i-recycle" centre in the Household Reuse and Recycling Centre.

Conclusions

- a) There is widespread agreement the amount of rubbish must be reduced. Alarmist forecasts depict London "knee deep in rubbish" within a few years.
- b) Residents can contribute by recycling more household waste, thus saving resources and helping to protect our environment.
- c) A single waste authority for London has been proposed to manage the capital's current 3.5 million tonnes of rubbish a year. Would this help to manage our growing waste problems? (See www.recycleforlondon.com)

Annual Dinner 2008

The Islington Society's Annual Dinner was held this year on Wednesday 2nd. April. As is the tradition, your Committee's dedicated team had visited and savoured the delights of several restaurants recommended for the Dinner. Quality and price are always key factors; in addition the selected restaurant has to have access for the disabled.

The Cruse 9 Restaurant in Halliford Street, N1 (off Essex Road) was chosen this year, a gastronomic restaurant with wheelchair access. The seating was comfortable and members partook of an excellent

3-course meal with good quality wines and coffee at the tempting price of £27.50. Some 40 members enjoyed an animated evening for this popular event. Seating at tables of six provided a convivial setting, further enlivened by the bright idea of a general post to move tables after the

main course.

The Chairman opened the evening with a warm welcome. Our President, Hon. Lord Smith of Finsbury spoke enthusiastically after-dinner about the new Draft Heritage Protection Bill which had that day been presented to Parliament, and added his view that it would provide vital protection for listed buildings and heritage areas.

It is now twelve years since the Society's first Annual Dinner. Venues have been both in the south and the north of Islington. Your Committee would welcome suggestions from members for possible locations for next year's Dinner.

FH

Transport News Round-up

Since the Spring issue of Islington News, the period of purdah at Transport for London has limited the scope for transport developments. In particular, further action on Highbury Corner has been delayed. Probably nothing can be said without the sanction of the new Mayor, and despite or perhaps because of his familiarity with Highbury Corner he has not yet pronounced.

Another new bus route commenced in May. This is the 135 from Old Street into the Docklands. The route is operated by Arriva using the latest Enviro double-deckers. The latest quinquennial review of routes has again turned up the 91 but the idea of extending it beyond Trafalgar Square seems to have been abandoned. Transport for London now seem more interested in extending it at the northern end. Any changes would take effect from early next year.

The improvements to the London Overground continue in the form of additional seating on stations. Seating has been removed in trains to accommodate more standing passengers at busty times. As we predicted - it was hardly rocket science - the combination of cheaper and more convenient fares resulting from the use of pay as you go Oyster, and the higher profile afforded to the line, has resulted in severe overcrowding. There are rumours that an attempt will be made to ban bikes from the Barking-Gospel Oak line at peak periods. As a bike is still an almost essential second line of defence when things go wrong, this would be disastrous. Moreover, the space taken by a couple of bikes is a drop in the ocean compared to that needed by potential and actual users.

An order has been placed for new rolling stock with more doors and a generally better lay-out for large

numbers of passengers. However, what is really needed is longer trains or improved frequency, or both. Increasing the frequency would of course generate more use and thus more crowding.

Before the new stock arrives, we are promised another intensive bout of engineering work from the beginning of September to the middle of November, including some weekday disruption. It is regrettable that this predates Oyster usage on the main alternative, which is National Express East Anglia between Stratford and Barking.

Work to the gas main in St. Paul's Road is severely disrupting bus routes, which are the only alternative to the Overground through Highbury & Islington station. Upper Street is already having to operate without late night Victoria line trains from Monday to Thursday and this two month long road disruption will add to the woes of businesses there. St. Paul's Road has been closed in the eastbound direction between Highbury Corner and Highbury Grove. Buses 4, 19, 30, 277 and 393 are diverted as a result.

The mayor has chosen to end the deal Ken Livingstone made with the Venezuelan government which funded half price travel for those on income support. He claimed Londoners were uncomfortable with a deal that took advantage of an impoverished country. This sounds like the left wing posturing for which the Tories used to berate Labour politicians, except that Venezuela has a left-wing government that entered voluntarily into the agreement and seemed to welcome transport advice from TfL. He might have said that Hendy had ruined London's transport and he did not want to see another country similarly damaged.

From the Society

Future events

The Bill Manley Memorial Pub Crawl will be held on Friday, June 20th, commencing at 6 p.m. The route, subject to availability of real ale, will commence at one of the Bill Manley favourites, the Marquess Tavern at 32, Canonbury street At 7 o'clock we reach the Lord Clyde, 340 Essex Road. At 8 o'clock we reach the Snooty Fox 75 Grosvenor Avenue, and at 9 o'clock the Edinburgh Cellars, 125 Newington Green Road, and finally at 10 o'clock the Nobody Inn, 92, Mildmay Park. The middle three pubs will be included on the crawl for the first time.

The next event is the Church Crawl which is on St. Swithin's day, Tuesday July 15th. It commences at 6.30 p.m. at the church of St. Thomas at the southern end of St. Thomas's Road, N.5 The final call is at the Roman Catholic church dedicated to St. Mellitus in Tollington Park. St. Mellitus is at the foot of Evershot Road, N.4 and not too far from The Dairy, although the Wetherspoon's Pub the White Lion of Mortimer is nearer should it be raining when the crawl ends.

Our monthly **Meet the Officers** events continue at the Marquess Tavern on the first Tuesday of every month, from 9.0 p.m.

In October we have the A.G.M. followed by a talk on Islington and the Olympics from John Armitt. This will be on Wednesday October 8th at the Town Hall.

The following Wednesday we are holding a joint meeting with the Arch & Hist. Society. The speaker will be our Life Vice-President, Harley Sherlock, and the subject, "A teenager at war."

In November we will be visiting the St. Mary Magdalene Academy. Further details to follow.

Conservation Award 2008

The panel is considering a shortlist of candidates and we hope to announce the winner in the next issue of *Islington News*.

What else do we do

- we support conservation planning work to preserve the borough's historic fabric and individual buildings of distinction
- we campaign for a high standard of design in new buildings
- we encourage best practice through awards for good architecture in new or refurbished buildings

- •we organise a varied programme of events including talks, walks and site visits
- we campaign for better public transport and for priority for people travelling on foot or by bike
- we produce publications that celebrate Islington's architectural history and its social and cultural diversity
- we publish neighbourhood walking trails to foster exploration awareness and pride of place
- we build links between residents officials and councillors
- we publish a regular newsletter
- we send representatives to advise Council groups dealing with development, the environment and transport
- we are represented on the London Forum of Civic & Amenity Societies, which takes up cross-borough issues of concern and is a member of the Civic Trust

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