

BNnews

Community news, views on local affairs and the property market in and around Brighton and Hove

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David Maslen
Maslen Estate Agents

Market Trends

As estate agents we are often asked for our perspective on the property market, yet our reply does not always agree with the observations published in the media!

In fact, media reports about the market can not only be highly contradictory, but also misleading, as they are invariably out of date, as they report completed sales or exchanged business.

Astute estate agents are in the privileged position of knowing not only what has sold, but importantly, who is looking to buy, what they want, and what they are prepared to pay today. This can be influenced by the balance of supply and demand on a daily basis.

People have become increasingly immune to the tactics employed by the tabloids and are relying on economic indicators, personal and national

feel-good factors and common sense. Last year's ambitious prices have stabilised and we find that buyers once again feel comfortable paying asking prices, as long as these are realistic.

Whilst the economists are divided as to the future of property inflation, one thing is for sure - the market in the Brighton area remains extremely strong. Sheer supply and demand, coupled with the continued affordability provided by relatively low interest rates are supporting a healthy market for buyer and seller alike, and there is no longer any compelling reason for people to delay a move.

Community finds its voice and shape

Brighton residents who live in the triangular area bounded by the Level, Lewes Road and Upper Lewes Road have set up a community association to reflect their views and concerns.

The first public meeting was held at the Salvation Army Hall, Park Crescent and was attended by over 50 local people along with representatives from Brighton & Hove Council, local councillor Keith Taylor and the Trust for Developing Communities.

Maureen Winder, one of the organisers, said, "Our aim is to build a strong and vibrant community through effective communication via a structure of Street Representatives".

They have chosen to name the group after the triangular shape of the area they represent. The Triangle Community Group includes the Scottish/Saints Streets and Park Crescent. The group's mission is to improve the quality of life for all people living in the area and it has drawn up a list of matters they intend to organise and campaign about.

Jo Martindale, Deputy Manager of the Trust for Developing Communities, added, "We have been amazed at the remarkable strides already made by this newly formed group. The public interest in the meeting has shown the local community is now ready and eager to back them.

By establishing closer communication with the local authority, the committee intends to campaign against noise, nuisance, litter and graffiti. Also to encourage new businesses in Lewes Road; the planting and care of more trees; improved street lighting; better control of parking and generally increase the area's prosperity by enhancing the condition of properties. Finally to establish an annual community festival and other forms of community entertainment.

"I'm proud to support this group", said Simon Bannister of the Council's Environment Improvement Team, and to assist them in fully engaging with council services in working to improve their local environment."

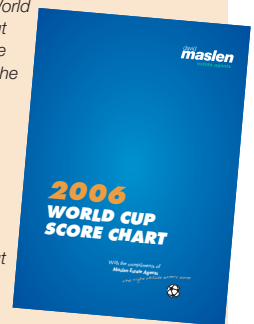
If you live in the Triangle and would like to contribute to the Triangle Group's first community newsletter, have a skill or assistance you would like to offer, or would like to find out more contact them at their e-mail address:

togetherletsmakeithappen@googlemail.com

Complimentary 2006 World Cup Score Chart

With the excitement of the 2006 World Cup just about upon us we've pulled out all the stops and produced our own score chart.

We aim to deliver it with our Spring Newsletter but if you haven't received one and would like a copy just give us a call - we'll send you one straight away.



maslen estate Agents
Always on the ball!

What's on!

Some local events scheduled during the next few months

- | | |
|--------------------|---|
| 02 Apr | Morris Minor Run
London to Brighton car run - Madeira Drive |
| 02 Apr | Brighton Philharmonic Orchestra - 2.45pm. Dome |
| 14 Apr/
03 Sept | Rex Whistler, 1905-1944:
a Retrospective - Brighton Museum |
| 23 Apr | Sponsored Walk - Sussex Cancer Fund - Seafrost |
| 29 /30 Apr | VMCC Coventry to Brighton Run - Motorcycle Run - Hove No.1 Lawn |
| 01 May/
29 Sept | International Sand Sculpture Festival - Black Rock |
| 06 May | Children's Parade - Annual Parade - City Centre |
| 05/07 May | Brighton Horse Driving Trials - Equestrian event - Stanmer Park |
| 05/29 May | Brighton Festival - Annual Arts Festival - various locations |
| 13 May | Moulsecoomb Fun Day - Community Festival |
| 21 May | Mackerel Fayre - Blessing of the Nets and entertainment - Fishing Museum |
| 04 June | B & H Albion Football Festival Football Celebration - Waterhall |
| 18 June | London to Brighton Bike Ride BHF Charity - Madeira Drive |
| 30 June | St Martins School Fair - Bouncy Slide, Games etc - 3.15/5.30pm. |

Please note: It is advisable to check dates, times and venue before travelling as each event is planned well in advance.

Did you know?

Ovingdean

Settlements have existed in and around Ovingdean since Iron Age - about 600BC.

In ancient documents the area is described as 'Ofamn-inge-denu' or 'The valley of the meadow of Ofa'.

The Domesday book of 1086 records that the manor of 'Hovingedene' was held by Godfrey de Pierpoint from William de Warrene. At that time the population of Ovingdean was about 90 people who included the lord of the manor and his family. Other inhabitants included villagers, serfs, a priest and his family, several shepherds and labourers.

The oldest building in Ovingdean is St. Wulfran's which is the 'Little Church' mentioned 'in the Domesday Book. Essentially an early Norman building, it has been restored and altered many times.

In 1911 the census records the population of Ovingdean as 248. During the period 1919-39 the first generation of shacks and bungalows were built on Long Hill. But the most significant stage of development began in the 1970s when second generation 'upmarket' houses were built and infilling was prevalent.



In 1913 Brighton Corporation bought the 'Manor Estate' of Ovingdean, some 1041 acres and 26 acres of the parish of Rottingdean for £34,100. The area was called 'The East Brighton Estate'. Its previous owner, Steyning Beard had just died leaving a gross estate valued at £93,030. This included most of Ovingdean, together with areas of Rottingdean and Telscombe. However, he left debts of £63,000, mostly accrued by gambling and 'other pursuits'.

From 1877 until 1945 the Cowley family lived in the Grange and farmed at Ovingdean. In 1945 Frank Baker, once Mayor of Brighton, moved into the Grange and took over the farm. However, the Grange was eventually sold by Brighton Council who owned the land and it is now in private hands.

Woodingdean Bowls Club

Forthcoming events

Sunday 9th April 2006
Short Mat Presentation Event.
Finals Match - 10.30am

'Open Day' 7th May 2006
Come along and meet the members -
Everyone welcome.

Sunday 11th June 2006
25th 'Invitation Tournament Day'.

Youngsters View

We asked pupils at St Luke's junior school media club to write their views of what it's like to live in Brighton - Here are just two!

Children love Brighton because there are so many cool things to get up to, like going to the pier for example. The pier is a great place to hang out and have fun. Candy floss, rides and games are every child's idea of paradise.

Churchill Square is the best for shopping with your mates and starting crazy fashions. No matter how weird your clothes are, no-one cares. To them, it's just a new craze.

And the Brighton Centre is wicked! There is one entertaining thing after another every night. If you want a family night out, it is perfect. Also there are the beaches which are a great place to muck around on and have barbecues and splash in the sea.

By Morag Caister

Brighton - a Kids Paradise

10 and 11 year old kids love Brighton because there are lots of wicked things we can get up to.

The pier is great because it has millions of rides like the Crazy Mouse; when you are at the top of the ride you feel like you're going to fall off the edge and tumble into the raging waves.

Secondly, Churchill square is the best place for hanging out with your mates and has some great shopping. Even better, there is a cookie shop called Millie's Cookies.



Elly Novick

"The pier is great because it has millions of rides like the Crazy Mouse"

Also, bungee jumping on the seafront is really cool because when you're in the air you feel like you're flying and it's really exciting. Trampolining on the pier is cool because you can do loads of good tricks, and when you're in the air you can look over the sea. Rollerblading on the seafront is so fun because you can watch the sun set over the sea and it is so beautiful.

St.Luke's Junior School is a brilliant school because they have a swimming pool next door and you get swimming lessons for £1! Everyone is really kind,

and even if children are upset, which isn't often, you can go to Miss Ashdown's room where there are games, drawings and lots of nice friendly adults and children.

Transport is great here because there are lots of buses and taxis to take you where you want. The taxi people are really kind; if you need your kids to go in a taxi by themselves, they will get a kind, friendly driver to take them where they want to go.

The Sea Life centre is the best because they nearly have all the sea creatures you can think of. And the great thing about it is you can see them whenever you want. They really take care of every single creature.

Basically living in Brighton is the best, and I think everyone knows that!

By Elly Novick

Ben Hawley awarded NAEA Technical Award



Ben Hawley of Maslen Estate Agents has successfully completed the National Association of Estate Agents Technical Award in the Sale of Residential Property.

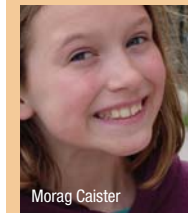
The examination for the Award in Residential Property

covers residential Estate Agency Practice, Legal Aspects of Estate Agency and General Law, Property Appraisal, Building Construction, Security, Health and Safety.

Ben, a Senior Negotiator with Maslen Estate Agents said, 'The NAEA is committed to raising standards of advice and consumer services across all areas of agency practice which mirrors our own company philosophy'.

'David Maslen, Director of Maslen Estate agents continues to say 'This award forms an integral part of our commitment to ongoing training to provide the best possible levels of service to our clients'.

The NAEA Award is considered to be the industry standard for those working in the residential market and forms part of the National Association of Estate Agents drive for regulation of all estate agents.



Morag Caister

"Churchill Square is the best for shopping with your mates and starting crazy fashions"

A brief history of The Albion

Formed in 1901, Brighton & Hove Albion played their initial games in the Second Division of the Southern League on the County Cricket Ground in Hove. In the second season of its existence the club moved in to the Goldstone Ground and secured the championship, winning promotion to the First Division.

In 1904 the club became a limited company and adopted the blue-and-white stripes which have become synonymous with the team. After seven years Albion secured the Southern League championship and earned themselves a match against Aston Villa, the Football League champions, for the FA Charity Shield. Winning 1-0, the club was dubbed "Champions of England".

The Southern League clubs were absorbed by the Football League as a Third Division (South) in 1920. It was 38 years before Albion secured the one promotion berth available, but before the Second World War the club became renowned cup giant-killers, defeating the likes of Everton, Sheffield United and Chelsea at the Goldstone Ground.



Left: Gary Hart on the move Above: Peter Ward



In 1958, as champions of Division Three (South), Albion entered the Second Division for the first time and finished a creditable 12th. The record attendance at the Goldstone was set with the visit of Fulham, a game which attracted 36,747 fans. The club lasted four seasons at the higher level before falling straight through the Third Division and into the newly formed Division Four in 1963.

Boosted by the signing of Bobby Smith, a recent England international, the crowds flocked to the Goldstone as Albion secured the championship in 1965; the average gate in the bottom division was a remarkable 18,000. Seven years later the club finished runners-up to secure promotion once more to Division Two, but the higher grade proved too much after just one season.

In 1973 ambitious chairman Mike Bamber secured the services of the outspoken Brian Clough as manager, putting Albion in the spotlight. Clough didn't stay long, but his successor Peter Taylor put together a promising side which Alan Mullery led to promotion in 1977. Club legend Peter Ward top scored during that campaign with 32 goals.

The following season saw Albion challenge for promotion to the top flight for the first time before being piped on goal difference by Tottenham Hotspur. Supporters came in unprecedented numbers as the average Goldstone gate reached over 25,000.

Promotion to Division One was secured a year later in 1979, and Albion - or the "Seagulls" as they had become affectionately known - remained in the top flight of English football for four years. In 1983, despite being relegated, the club reached the FA Cup final for the first time, famously drawing 2-2 with Manchester United at Wembley before losing 4-0 in the replay.

Albion remained a force in the Second Division and came close to securing promotion back to Division One in 1985, but were relegated in 1987. However, the club bounced straight back and, after three seasons in Division Two, reached the 1991 play-off final for a place among the elite once more. Sadly the 32,000 Albion fans at Wembley were disappointed to lose out 3-1 to Notts County.

A year later the club was relegated and fell into financial difficulties. In 1995 the board of directors sold the Goldstone Ground without a viable alternative stadium, precipitating a two-year revolt among supporters desperate to install a popular consortium as owners. Relegated to the bottom division in 1996, Albion were forced to battle for their Football League lives in the last game of 1996/97 at Hereford, a week after the final game at the Goldstone.

Having survived the showdown on the pitch, and with the new board installed, Albion had to endure two years sharing at Gillingham. Attendances fell to an all-time low as fans undertook the 140-mile round trip into Kent. Led by the board, supporters campaigned for a return to Brighton & Hove and secured the temporary use of Withdean Stadium in 1999. It wasn't adequate, but it was in Brighton & Hove. A full house of almost 6,000 saw Albion hammer Mansfield Town 6-0 in their first league game back in Sussex.

Boosted by the goalscoring of Bobby Zamora and the inspired management of Micky Adams,

Albion won the Third Division championship in 2001, the club's centenary year. Amazingly - and in spite of the departure of Adams, who was replaced by Peter Taylor - the Seagulls secured the Second Division title the following year. It was only the seventh time in history a team has won two different titles in successive seasons. With Withdean bulging at the seams week after week, the team of 2001/02 lost just six league games all season.

While the playing success came to an abrupt halt with relegation back to Division Two in 2003, a greater battle was being waged in the Town Hall as the club's quest for a desperately-needed new stadium at Falmer became the subject of a public inquiry, an examination which will effectively decide the Albion's immediate future. Even today we still await the outcome of what is now the longest-running Public Inquiry in football history.

However, on the pitch, the club rediscovered the winning formula in 2003/04. The season started with Steve Coppell in charge; he left for Reading in the October, but Mark McGhee arrived and led Albion to promotion via the play-offs. Furthermore, and despite the limitations imposed by the temporary home at Withdean, McGhee managed brilliantly to keep Albion in the newly-formed Championship.



BRIGHTON - NEWS IN BRIEF

Council keeps open mind on Home Zones

Plans to look again at the feasibility of setting up a 'Home Zone' in the Hanover area of Brighton were approved by councillors at the Environment Committee on 23 March, 2006.

Under the Home Zone scheme roads and streets can be redesigned to deter cars and give the space back to residents. As well as improving the overall environment, the advantages include children being able to play safely in the street.

Initial investigations suggested there was limited support for a Home Zone in Hanover and it was not included in the next Local Transport Plan, but Hanover ward councillors asked the council to consider putting it back on the agenda.

Councillor Gill Mitchell, chair of the Environment Committee, put forward an amendment to enable further consultation on the Home Zone proposal. She said: "It became clear there is a strong feeling that a Home Zone in Hanover would still have some merit. I have therefore asked council staff to work closely with the ward councillors and residents to review the proposals and undertake further work to see whether a scheme is viable."

High tech city tour launched

A new MP3 audio tour of Brighton is being launched by VisitBrighton, the organisation which promotes Brighton to visitors.

There are three audio walks available - "A Flavour of the Lanes", "Around the Royal Pavilion and North Laine", and "The Twittens and Regency Brighton" - all of which allow you to explore the city's top attractions whilst listening to an interesting and informative commentary.

The tours are an innovative new scheme and Brighton is only the third city in the UK to sign up for them. Visitors can download tours and maps from a website onto their ipods and MP3 players, order a tour CD online, or alternatively hire an MP3 player containing the tour from the Brighton Visitor Information Centre.

Culture and tourism spokeswoman Cllr Sue John said: "These tours will give visitors the chance to enjoy the city at their own individual pace. They have proved a great success in Cambridge and London and should offer visitors to Brighton a laid back way to learn more about the city."

The tours have been designed by VisitBrighton in conjunction with Tourist Tracks, who specialise in MP3 tours, and local Blue Badge guide Glenda Clarke, and can be accessed and downloaded through www.visitbrighton.com

From stables to a thoroughbred among venues

History on our
doorstep

By Adam Trimmingham. Courtesy of The Brighton & Hove Leader



Seventy years ago the Dome concert hall in Brighton was transformed from a Victorian Moorish building into an art deco masterpiece.



The Dome in 2002, after refurbishment and right, the entrance hall.

The architect behind this radical renovation was Robert Atkinson who had previously designed the Regent cinema, one of the biggest in Britain. It cost £50,000, a large sum in those days, and the new interior gave a seating capacity of more than 2,000 people. Brighton Council gave a gala concert to celebrate the reopening under the guest conductor Sir Thomas Beecham. Unfortunately Sir Thomas was less impressed than most people with the alterations and broke some windows with his stick to let in air on a warm evening. He also complained in a speech that there had been no refreshment offered by the council to him in his room, indicating that champagne would have been welcome.



Sir Thomas Beecham, insert, conducting at the gala concert

Atkinson's renovations lasted well and it wasn't until money came available from the National Lottery at the end of the last century that further renovations were needed. Now the Dome has been shortlisted as

regional project of the year in the National Lottery Awards.

It was by no means the first renovation for the Dome, which was built as royal stables by William Porden in 1806.

The domed roof, 80ft in diameter, was one of the largest in the world. There were entrances on all four sides and the stables could take 44 horses plus the staff needed to care for them. When the Royal Pavilion estate was transferred from royalty to the town in 1850, the Dome was used as cavalry barracks. It was not until this time that the building was officially called the Dome. The name came



into popular use after the major renovation of 1867 which converted it into a concert hall. Designed by borough surveyor Philip Lockwood in

Moorish style, it sported a huge chandelier which a few older Brightonians still remember.

During the First World War, the Dome, along with the Pavilion itself, was used as a hospital for Indian troops.

Before the Brighton Centre was opened in 1977, the Dome was often used for major conferences. Among them was the TUC and it seemed particularly appropriate that the organisation depicted by the cartoonist David Low as a carthorse should meet in the former royal stables.

Plenty of famous people have played at the Dome, including Jimi Hendrix, Bette Midler and Leonard Cohen.



Perhaps the most celebrated event ever held at the venue was the Eurovision Song Contest of 1974 which was won by Abba singing Waterloo. It was watched on TV by more than 200 million people.

Tuesday at the Dome, started by wartime mayor Victor Nicholls to cheer up people after the conflict ended when many were still living in poverty, eventually entered the Guinness Book of Records as the longest running variety show in the country.

Among the regular performers there was Douglas Reeve who played the beautiful organ so often that it became permanently associated with him. Renovating the Dome recently cost £38 million and part of that sum came from council tax payers.

But most people in Brighton and Hove have affection for a building about to celebrate its bicentenary and consider it money well spent.



Left: Abba after winning the 1974 Eurovision Song Contest with Waterloo.



Left: Jimi Hendrix. Below left: Douglas Reeve at the organ. Bottom right: Bette Midler

