

THE HOLLY LODGE ESTATE

PLOT-OWNERS' ANNUAL GENERAL MEETING

Attendees: Olive Gatenby Trustee, Peter Jacobs Trustee/Treasurer, Martin Narraway, Peter Wesley Chairman, Li Weinreich Secretary, Emma Jay, George Donaldson, Dominique Florin, Robert Morgan Barbara Wheatley Estate Manager, + 14 Plot Holders

Venue: Holly Lodge Estate Community Centre

Time: 20.00 Wednesday 22nd April 2015

Guest Speaker Barbara Smith, Chair of Estate Community Centre, highlighted the role of the Community Centre and appealed for support in getting the centre to be self sufficient so it can expand the work of the centre in supporting the whole community of Holly Lodge Estate.

- 1. Minutes of the half yearly plot-owners meeting** dated November 19th 2014 were discussed & approved - no amendments and were duly signed. Proposed by Dominique Florin; seconded by Tony Casdagli.
- 2. Matters arising from the minutes** will be dealt with in AOB.
- 3. Election of committee.** All members except Trustees, standing for re-election. No objections to group re-election. Proposed by John Gatenby; seconded by Tony Casdagli. Peter Wesley Chairman, Li Weinreich Secretary, Peter Jacobs Treasurer, Martin Narraway, Emma Jay, George Donaldson, Dominique Florin, Robert Morgan duly re-elected.
- 4. Chairman's statement** was delivered by PW. Circulated to all plot-owners on the Estate. Question asked whether the Builders' Code is legally enforceable. Parts of it are such as noise levels, dust, hours of work and HLEC will assist wherever possible to help collect data for any complaints to LBC. Roads are not adopted so do not come under the legislative arm of LBC. These are owned by the HLE Trustees.
- 5. Estate Accounts for the year ending 30th November 2014.** Income £399,000; Expenditure £238,000 plus £17,500 provision for tax.
Figures on I&E page and Maintenance Fund don't tally - We have to build up a reserve in preparation for any major projects and to support capital expenditure, such as resurfacing roads. HLEC by definition of the way it is established must not sink into the red so we have to build up a sinking fund for any major projects. You will therefore see on the I&E accounts sheet an amount of £162,500 was transferred to the maintenance fund whereas we only spent just under £20,000 on projects this year, a relatively small amount compared to past years when we renewed and refurbished all the gates and steps etc. Major projects are serviced entirely by savings.
Comparing this year's I&E to what was budgeted last year we were extremely close on both income and expenditure apart from the added income from contractors which is not foreseeable. See full accounts on www.hle.org.uk under Committee-Accounts.
Question asked about income generated from savings accounts. PJ replied that not very much interest is generated. Just over £1,200 interest earned. It should be considerably more in the coming year as our reserves are up. We have £85,000 in a Close Bros account which generates 2.5% pa and a substantial sum in a Barclays account at a lower rate. We have difficulty in finding suitable high yielding savings accounts due to the constitutional

nature of the Holly Lodge Estate. We are not recognised as a company nor a charity and organisations can't get their hands on any surety and don't understand how we work so are unwilling to take our money. Adoption of accounts proposed by Gilly Wesley; seconded by Tony Castagli. Accounts adopted.

6. AOB & Matters Arising.

Question was asked following last minutes where they stated a vote was taken to donate HLEC funds to the Community Centre. Nothing seen to that effect on the accounts. Was the donation made? PW replied that after considerable reflection the committee felt that it was not in their remit to make a donation of this kind, but were happy to support the Community Centre in canvassing donations directly from Plot-owners, which was done and over £4,500 raised so far.

Barbara Smith asked if the Committee could make a one off donation to a charity - The Community Centre? The thought was that this would not be allowed under the Trust as the deeds state in essence that HLEC is responsible for the maintenance of the fabric of the Estate only. LBC is the leaseholder for the Community Centre and it should be their responsibility. It was argued that the CC is for the benefit of all the Estate, but there was sufficient doubt about the HLEC responsibility in the Trust deeds. Legal advice will be sought on what HLEC can do for the CC under the Trust deeds. HLEC continues to support the CC in communicating to the plot-owners and in other informal ways. MN will help the CC get alternative, competitive quotes for any works planned.

Garden & fountain in middle of the flats is in a state of neglect. Can HLEC help? Could wild flowers be planted here? These beds are the responsibility of LBC.

Pollarding done in Swain's Lane without prior notice. Again this is responsibility of LBC. Any pollarding on Estate is done by HLEC. Swain's Lane itself is not an Estate responsibility, even though the plots are classed as being on the Estate.

Question asked about whether there are plans for ducting to be installed for electric car recharging points. GD replied that it is in the Roads and Paths plan to be looked at when the resurfacing project begins. Whether better to do when paths are resurfaced or post project. All options are being looked at currently.

How does the HLEC feel about small areas of wild flowers on the Estate? Difficult to manage and it has been thought about in the past, but decision made not to plant wild flowers on main part of the Estate.

Visitors parking permits - objection to having to put address and phone number on the note. Suggestion made that we give 2 or 3 official visitor's badges allocated to each plot-owner and flat to negate the need for putting personal information on public view. Ronnie Day will forward us the contact details of the Fitzroy Park parking scheme organiser. HLEC will look at these options.

1 MP kerb reported missing. HLEC are aware and it is planned for repair during the road resurfacing.

Razor wire on the hut wall very unsightly. Can anything be done to tone it down? HLEC are looking at this at the moment. The fence has been stained green now which helps tone down the whole area, as well as having removed the orange barriers from the roof which helps visually. HLEC are currently looking at replacing it with a different type of wire. The laurels were cut back as bad for security and they will grow back quite quickly

and cover the eyesore. PIR lights have been installed to help security and a monitored alarm system is being investigated.

GD reported about crime on the Estate. Police class us as a particularly low crime part of a low crime area. Safer Neighbourhoods Panel meets quarterly to make it even safer and is useful to get information flow going. Antisocial behaviour has been reported on the Estate recently - cars parking up late at night making a noise, smoking drugs, leaving rubbish etc. Police have asked residents to report these visits to 101 whenever they happen. But please also report to the Manager and George Donaldson so we can keep a record and ensure police are aware of the whole picture. Will add to the next newsletter.

OG and LW to step down from the committee. How do we canvas support for replacements? Most fruitful way is face to face but we will also place an appeal in the next newsletter.

PW presented a small gift to Olive Gatenby who is standing down from the committee. She has been a trustee for 18 years and on the committee for 29 years. The gift was given with grateful thanks and in recognition of her tireless work on behalf of the Estate. It will be followed up by another gift of an arboreal nature in due course. Olive responded with her thanks and asked for the hard work of the committee to be recognised.

Meeting closed 21.20