

THE HOLLY LODGE ESTATE

PLOT-OWNERS' HALF YEARLY GENERAL MEETING

Attendees: Peter Wesley Trustee/Chair, Peter Jacobs Trustee/Treasurer, Martin Narraway Trustee, Li Weinreich, Darren Lennard, Barbara Wheatley Estate Manager, + 17 Plot Holders

Apologies: Dominique Florin Vice Chair, George Donaldson Hon Secretary, Emma Jay, Robert Morgan

Venue: Holly Lodge Estate Community Centre

Time: 20.00 Wednesday 11th November 2015

- 1. Minutes of the Annual General Meeting held on 22 April 2015** were discussed & approved - no amendments and were duly signed. Proposed by Li Weinreich; seconded by Martin Narraway.
- 2. Matters arising from the minutes.** None.
- 3. Review and plans including the Chairman's Statement and the Estate Maintenance Fund.** Chairman's statement was delivered by PW. PJ referred to the Long-term Outlook document. Finances in a strong position. See Financial Report for full figures. Question regarding the Camden contribution. This has been negotiated at 46% of forecast expenditure and LBC have paid this for the last two years. Discussion about the staff remuneration and plans for moving our junior groundsman towards the London Living Wage by 2018. He is currently paid above the National Minimum Wage. EMF proposed to remain at £650 per year. Proposed by John Gatenby; seconded by Barbara Smith - unanimous approval.
- 4. Estate Security.** Residents at the top of Hillway and Holly Lodge Gardens had been reporting anti-social behaviour and possible drug taking since April. Police advice was to call 101 which residents were doing on a nightly occurrence with little let up in the noise and rubbish etc. Following several months of this behaviour we called a meeting with the local affected residents and the police. This resulted in several actions, firstly the police advised us to continue reporting via 101 and also through direct emails to our liaison officer whenever an incident occurred and secondly the police advised us to close the barriers earlier in the evening to try to limit access to the estate. These actions did not stop the ASB so after talking with other local private roads and estates in the area the committee took the decision to employ a security patrol for one month during September to see if that would move the problem on. Pre patrol we had 17 reports of ASB and during the patrol this was reduced to nil. The Police advised that Holly Lodge Gardens residents form a neighbourhood watch to keep on top of any further incidents. This has been in action now for 2 months and very little ASB has been experienced. Concerns were raised by a resident that we pre-empted the police actions and employed the security patrol unnecessarily and two residents were convinced that given time the police could have removed the ASB from the Estate. Another question was raised about the legal right to ask non-residents to move off the Estate. An assurance was given that the investment in a security patrol on an experimental basis was compliant with Estate Regulations
Committee made 2 proposals:
 1. That the meeting gives permission to the committee retrospectively to approve the £4,800 spend on the security patrol trial. Proposed by Barbara Smith, seconded by Helen Limb. Carried unanimously.

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2. Committee sought formal approval for a contingency of £15,000 to be budgeted and used anywhere on the Estate's Common Parts to fund security measures in exceptional circumstances at the discretion of the Committee for 1 year only. Proposed by Judith Hunt; seconded by Barbara Smith. Majority approval, 4 against.

5. **Maurice Laney's Retirement.** Formal announcement was made that ML will retire on 31st December. Party planned for November 9th and contributions to his leaving gift can be made - details on invitations which were sent to all residents. OG asked if the committee were going to make a financial contribution. It was agreed that individual donations could come from residents but the committee could not spend money collected from plot-owners for Estate maintenance on a contribution.

6. **AOB.**

Barbara Smith has produced some gift cards using old photos of the Estate and is selling them to raise funds for the Community Centre. LBC has found a budget to help in the refurbishments.

Holly Lodge Women's Institute meets once a month at the Community Centre.

Anne Holvé asked for the Catalpa tree outside 11 Oakeshott Ave to be taken down as it is ugly, too big and takes light from the houses. PJ will ask Wassells to considerably reduce it as Camden are unlikely to give permission for it to be removed.

A big thank you from Helen Limb to Peter Wesley and the subcommittee for a super, fabulous summer party and all the hard work involved in putting this event on.

Holm oak o/s 33 Langbourne Ave growing far too large and needs much more vigorous pruning.

Langbourne Avenue resident asked that the brown dying branches on the Leylandii be cut back so as to curb spread of any disease. They do not want to lose the trees. PJ reported that samples of the tree and the soil under the trees have been sent to the Forestry Commission for sampling. We are awaiting the results.

Cigarette ends being left by Tesco employees by the bins under the notice board. BW has already spoken to the manager there and will go in again to discuss.

Meeting closed 21.50