

PLOT-OWNERS' HALF YEARLY GENERAL MEETING

Attendees: Peter Wesley Trustee/Chair, Dominique Florin Vice Chair, George Donaldson Hon Secretary, Li Weinreich, Robert Morgan, Daniel Virgili Estate Accountant, Barbara Wheatley Estate Manager, + 16 Plot Holders

Apologies: Peter Jacobs Trustee/Treasurer, Martin Narraway Trustee, Emma Jay, Darren Lennard

Venue: Holly Lodge Estate Community Centre

Time: 20.00 Wednesday 2nd November 2016

1. **Minutes of the Annual General Meeting held on 27 April 2016** were discussed & approved - one minor amendment to correct a spelling - and were duly signed. Proposed by Pippa Rothenberg; seconded by John Gatenby.
2. **Matters arising from the minutes.** None.
3. **Review and plans including the Chairman's Statement and the Estate Maintenance Fund.** DV outlined the budget and forecast. Finances are in a good position and we have got closing funds of £573k with the budget under control. DV explained how the EMF payments are collected and urged residents to pay by Direct Debit as other payment methods take up a lot of time and administration. Budget approved unanimously. Proposed by Pippa Rothenberg, seconded by Simon McGuire.

Discussion around the proposal to reduce the EMF to £600 per annum as we are building up unnecessary reserves. An additional charge of £25 will be made for late payments in order to encourage people to go onto DD payments. Question from the floor about why we need to reduce the EMF. Committee explained that there is no need for us to be holding such large reserves which could be at risk as we can only find 2 banks to hold our monies, because of our unincorporated status, thus the government guarantee only covers 2 x £75k. Suggestion from the floor that the Committee looks at Trustee accounts. Discussions around LBC's contribution and lack of formal, legal agreement. Motion put forward - We approve reducing the annual EMF payments to £600 per plot. Proposed by Barbara Smith; seconded by Charles Orwin- For 12. Against 5. Motion passed.

Question about when the Committee last reviewed security around our banking systems - electronic & manual. DV explained that we have varying levels of authorisation needed to approve payments. Up to £10k 2 people, over £10k 3 people needed, double signatures on cheques. This system was set up earlier this year to provide security for all concerned.

4. Estate Security Status.

PW opened this item by saying that historically security on the Estate was always dealt with by the police, local authority or the residents themselves. Recently this matter has reached a high profile. HLEC has offered help and assistance to concerned plot owners, adding PIR lights, circulating newsletters, hosting NHW meetings etc. HLEC has commissioned an independent report from a master's student of the the Jill Dando Institute of Security and Crime Science. We hope to see this report in November or December. It is an independent evaluation of crime on the Estate and we aim to get some perspective on and recommendations for the issue and it will be shared with all residents.

We have been keeping a detailed log of all crimes, ASB and suspicious behaviour as it is reported to us. GD summarised criminal activities over the past few months now and reiterated that we are a low crime area in a low crime ward. The police view is that we should be encouraging the hardening of targets and to that end the HLEC has assisted in

setting up Neighbourhood Watches, encouraging use of Smart Water, disseminating information via newsletters and mailshots.

Request from the floor that HLEC employ security guards. Discussion ensued with several people disagreeing. This is clearly a contested area so DF suggested we should wait for the report and see what recommendations it makes. The HLEC continues to urge residents to continue reporting crime and ASB both to 101 and the Estate Manager.

The cones at the top of Hillway are seemingly proving effective in deterring cars parking and smoking drugs. It was requested that they be removed on a Saturday and Sunday, as they are during week days, because they are considered an eyesore. BW suggested that the residents are free to move them if they wish. The grounds staff will continue to take them in each week day.

PW reminded everyone to avail themselves of SmartWater, fit alarms etc and protect their own property.

Discussion about holding off reducing the EMF with the view to perhaps using the balance for dealing with security. PW reinstated that we wait for the report's recommendations. Pippa Rothenberg gave thanks to the Committee and staff who she says are doing a very good job in difficult circumstances.

Mary Selfe updated us on the SmartWater and NHW signs which we are trying to erect across the Estate. HLEC is undertaking an audit of all signage across the Estate.

Simon McGuire suggested that the HLEC could do better in reporting the crime & ASB that is going on across the Estate so all residents, not only those affected, could get a better picture. Barbara Smith said that the NHW coordinators disseminate information about recent crimes to their watches regularly. If you feel that you are not receiving this information please contact your NHW coordinator.

5. AOB.

Barbara Smith updated everyone on the Community Centre. It has been refurbished and is being hired out. Lunch club has started every Monday from 12.00 at £3 for a 3 course meal and is proving very popular. This is largely due to residents committing regular donations which allows for the employment of a cook. Donations and hires can be made through the Community Centre website <http://www.hlcchl.org>. You can nominate the Community Centre as your charity through Just Giving.com and donations will be made on your behalf when you shop at major retailers. The Nursery is doing very well and there are some places free. Anja Hoffman's memorial party on 12th December in the Community Centre from 5pm onwards.

Olive Gatenby raised the subject of long term parking, cars not moving for weeks. If you see any cars apparently left for days on end please report them to the Estate Manager so action can be taken.

Ronnie Day brought up the subject of dog mess. She suggested that we put up some signs. HLEC had already agreed at their last meeting to do this.

Ronnie then went on to talk about cyclists who speed down Hillway. BW has contacted all the local cycling clubs to explain the speed limit and has spoken to many cyclists to warn them. RD suggested more signs.

Christmas lights will be going up ready for the switch on 1st December.

PW thanked Gerry Hartigan and the team for all the work they have done on the Estate this year and welcomes Dean Ullah who is the new fourth member of the team. Thanks also to Barbara Wheatley who has transformed things and thanks also to Daniel Virgili who does a great job looking after the finances. Finally thanks to all of the Committee who work so hard making the Estate a better place to live.

Meeting closed 21.40