

HOLLY LODGE ESTATE COMMITTEE

CHAIRMAN'S STATEMENT - APRIL 2017

Plot-owners are invited to review the Holly Lodge Estate's Unaudited Accounts for the year ended 30th November 2016. These will be available no later than 14th April 2017 on the HLE website (www.hle.org.uk).

Highlights of these accounts will be briefly reviewed during the Annual General Meeting on Wednesday 26th April 2016 and hard copies of the accounts will be available at the meeting.

A financial overview follows. In the interests of clarity I have rounded numbers up or down to the nearest thousand (£1,000 = £1k).

Financial Overview

The Estate's financial position is strong. Net funds of the Estate rose from £520k at the year end of 2015 to £572k at year end of 2016.

Our bank balances had risen from £509k at year end November 2015 to £566k by year end £2016.

Additionally, I am pleased to report that Camden has paid our most recent invoice for their share of the Estate Maintenance Fund that was sent to them earlier this year.

Income

For the year ended 30th November 2016 total Estate income was £366k compared to £409k for the prior year. The 2016 EMF payment from Camden included an adjustment for the over-payment of previous years to the Estate. This largely accounts for the variance in total income between 2016 and 2015.

Cost of Upkeep and Maintenance

The Committee invested £306k directly into Estate maintenance and assets compared to £360k last year.

Significant variances vs the previous year were due to:

- Trees, steps and garden maintenance investments which fell from £53k to £32k. This was mainly due to £20k capital investments in 2015 on roads, drains and steps.
- We spent £25k less on projects in 2016 compared to 2015.
- Salaries in 2016 were £5k less than 2015 due to working with less than the full complement of four full time staff for most of the year.
- Several smaller items cost the Estate less than in the previous year, except for the cost of a replacement Estate van, where there was an additional expense in November 2016.

General Overview

Visible Improvements

During the year works were done to improve the park, verges, flower beds, drainage and turning bays all over the Estate and this work will continue into 2017 sustained by a regime of ongoing maintenance.

We continue to manage and renew the Estate's tree stock; in particular in autumn 2016 saw a flurry of activity, with a total of 18 dead or declining trees removed in preparation for new plantings during the winter, including one of the Langbourne Avenue leylandii (diseased) and a badly declining large horse chestnut at the Oakeshott/Hillway intersection.

Our team of gardeners are to be congratulated on their work and initiatives that have significantly improved the quality of the Estate's environment.

Estate Security

Estate security has been and remains a concern for some residents particularly in Holly Lodge Gardens,

Langbourne Avenue and the top of Hillway. During the year, the Committee commissioned an independent security consultant to prepare a report on the security situation on the Estate.

That report is available on the Estate website and broadly concludes that the Estate is a very safe place in relation to similar locations in London. Both the report and the police recommend that plot-owners "harden" their homes to deter burglars ([http://hle.org.uk/Home/Latest News](http://hle.org.uk/Home/Latest%20News)).

Some residents of the Estate have been selected to be part of the MET police's "SmartWater" campaign whereby residents can mark items of property with a unique forensic mark that enables the police to identify to whom the valuables belong and return them, as well as enabling stolen goods to be used as evidence in prosecution cases.

There are now Neighbourhood watches in place that cover most of the Estate and these have been instrumental in developing closer contacts with the local police. The Estate Manager continues to maintain a log of all reported incidents and we urge residents to continue to report all concerns to Barbara as well as to the police, so that we can build up a full picture of trends. I should stress that the main responsibility for the safety of houses and cars lies with the owners.

More Efficient Management

A great deal of work has been going on behind the scenes in preparing for a new data management system. This is intended to streamline the Estate's back office functions, improve the timeliness and accuracy of management information and reduce abuse of The Estate's generous parking arrangements. The first visible step is to replace the old fading yellow parking badges, which was completed on April 1st. The Estate will then be able to create the accurate and timely management information necessary to run the Estate.

Community Engagement

We plan to build on the success of the last four Summer Parties in Holly Lodge Gardens for all Estate residents by holding another, which will be held on Sunday afternoon 25th June.

We hope that as many residents as possible will attend.

Our Officers

Daniel our Accountant and Barbara our Estate Manager are to be sincerely thanked for their hard work in vital roles.

Our Staff

We are very grateful to Gerry, Sean, Dean and Steven for their work in caring for, maintaining and wherever possible improving the Estate, making it such a pleasant place to live.

Gerry has attended a Street Works course that will enable him to supervise hot tar repairs amongst other skills.

Our Committee

I'm very sorry to have to report that Darren Lennard has resigned from the Estate Committee. Darren brought his formidable intellect and experience to bear on the Estate's challenges. In particular, he was immensely helpful as a member of the team that negotiated the present settlement with Camden. Darren's resignation means that there is a vacancy on the Committee. If you would be interested in joining or know of someone who might be, please let me or another member of the Committee know.

Finally, I'd like to thank all of my colleagues on the Committee for their sacrifice of precious and valuable time to attend Committee and other meetings. Their long hours, hard work, wisdom and patience spent on this voluntary work are immensely appreciated.

Peter Wesley
Chairman, The Holly Lodge Estate Committee.
30th March 2017