

THE HOLLY LODGE ESTATE

NEWSLETTER JANUARY 2017

HAPPY NEW YEAR TO ALL RESIDENTS

The Committee would like to extend their good wishes for a happy and prosperous 2017. And whilst we are all still clearing out the last vestiges of Christmas may we remind you that we can dispose of your old Christmas trees for you. Please leave them out on the verge and we will collect.

SECURITY REPORT

Last year HLEC Commissioned a report on the Security of The Holly Lodge Estate from a Masters Degree student at The Jill Dando Institute of Crime Science. A link to the full report can be found on the website home page <http://hle.org.uk/sites/default/files/HLE%20Security%20Report%20FINAL.pdf> or by request from the Estate Office.

Summary of conclusions

1. The Report data clearly indicates that overall the Estate is a much safer place to live in than comparable areas in the vicinity. The Estate enjoys very low incidents of crime (i.e. burglary and attempted burglary, theft from a motor vehicle and Criminal Damage) when compared with other comparable areas:
 1. In the immediate vicinity, including other parts of Highgate Ward
 2. National Averages
2. HLEC acknowledges that there are some residents who have a perception that crime on the Estate is very high despite these facts.
3. There are residents who have polarised views about security of the Estate particularly whether or not anything needs to be done to improve security and if so what.
4. The Report advises that best way to improve home security is for residents to “harden” their homes by installing better security measures such as high quality locks, PIR lighting front and back of residents' properties, CCTV that provides visibility close to their homes and property. Active participation in local Neighbourhood Watch and property marking initiatives (eg: SmartWater) are also recommended, and always reporting actual and suspected crime to both the Police and the Estate Manager so that the security situation is accurately monitored both by the Police and the Estate.
5. Re CCTV; there is a particular concern amongst some residents associated with the installation of CCTV if it captures images beyond the resident's plot and whether such measures infringe upon resident's personal liberties.
6. The Report advises that incidence of Motor Crimes can be reduced by ensuring that vehicles are always locked when not being used.
7. In the light of the Report's findings the Estate believes it should:
 1. Continue to keep an accurate record of reported crime on the Estate and monitor it closely to detect early signs of exceptional “blips” in crime trends on the Estate.
 2. Continue to build and develop relationships with the local police.
 3. Ensure that there is clear deterrent signage on the Common Parts of the Estate that communicates that homes on the Estate have taken measures to ensure their property is well protected from crime and in the event of theft the property can be traced and linked to the owner and to the theft and the thief.

Finally, in response to the problems with Anti-Social Behaviour at the top of Hillway the HLEC have extended the MET parking patrols on random evenings until 2am.

SMARTWATER

The MetTrace police project has recently distributed free SmartWater to some roads on the Estate selected on reported crime figures. For those not included in this project SmartWater is still on offer for NHW members at £25. Be sure to join up to qualify for the offer.

SmartWater signs will now be put up on several roads where there are NHWs set up and where the SmartWater uptake is greatest. If you have any objections to this please contact the Estate Manager.

SECURITY THOUGHTS.... From an HLE resident lighting designer.....

For what it's worth in my capacity as a lighting designer, specialising in gardens I ALWAYS specify a porch light that goes on at dusk and off at 'bedtime' with a PIR override. Walking around the Estate at night, a lot of porch doorways are very dark and a perfect environment for opportunists. There appears to be a weird assumption amongst a lot of the residents that they are unfairly targeted but I really feel they aren't helping themselves. No-one breaks into a house with a spot light on them....

If anyone needs help with porch and/or garden lighting to incorporate security PIRs please contact the Estate Manager and she will put you together.

ICY WEATHER

We are signed up to the Met Office weather alerts and, following their recommendations, we have already gritted on a few occasions this year. But if you should be concerned about any icy pavements in your vicinity please feel free to use the salt in the bins which you will find situated around the Estate.

FOXES

We appear to have had a lot of foxes visiting us recently. Every week several bin bags are shredded and the contents scattered all over the place. A resident was also surprised to find a fox in their house! It had come in through an open door in the early evening. It had sprayed all over the place which was pretty disgusting.

Please do not encourage them by feeding or leaving food out inadvertently. Try to put your rubbish bags out first thing on collection day if you can – rather than leaving out overnight. I have also heard of water scarecrows and other repellents that may help – Google search 'Fox Repellents'

PARKING AT BOTTOM OF HILLWAY

We continue to find people from further up the Estate parking at the bottom of Hillway.

The parking rules state that 'Vehicles must be parked as close as reasonably possible to their property so as not to inconvenience other residents.' Most of the residents at the bottom of Hillway do not have drives and parking is very congested there already so we please ask that you do not park your car there as it is becoming impossible for the local residents to park anywhere near their homes. You may, of course, use the 2 hour zone. **Permits will be withdrawn from persistent offenders.**

HLE FOREMAN CONTACTS:

Mobile phone: 07447 869570 Email: foreman@hle.org.uk

HLE MANAGER CONTACTS:

Office: 0203 538 4454 Mobile phone: 07731 301119 Email: manager@hle.org.uk

HLE COMMITTEE SECRETARY CONTACT:

Email: secretary@hle.org.uk

RUBBISH MATTERS



LBC RUBBISH FACILITIES ON THE ESTATE

More and more we are seeing rubbish dumped on the streets of our lovely Estate and also out on Swains Lane. PLEASE make use of the facilities provided by LB Camden – there is no excuse to dump anything.

General waste, co-mingled recycling and food waste recycling bins can be found at the following locations:

- 321-339 Holly Lodge Mansions, Oakeshott Avenue - general waste bins.
- 184-199 Holly Lodge Mansions, Oakeshott Avenue – general waste, co-mingled recycling and food waste recycling bins.
- 235-249 Makepeace Mansions, Makepeace Avenue - general waste and co-mingled recycling bins.
- 1 to 16 Makepeace Mansions, Makepeace Avenue – general waste, co-mingled recycling and food waste recycling bins.
- Service area rear of Langbourne Mansions, Langbourne Avenue – general waste bins.
- Swains Lane south of Oakeshott Avenue - co-mingled recycling bins.
- Swains Lane south of Langbourne Avenue - co-mingled recycling bins.

Extra recycling bins are available on Swains Lane for the use of Estate residents. Please put rubbish in the bins and do not dump on the pavement – it can cause a hazard for pedestrians.

Bulk rubbish collection points can be found outside the Community Centre 30 Makepeace Ave and one in the service road/garage area at the rear of Langbourne Mansions.

REMOVAL OF LARGE ITEMS

The council provides a special collection service for the removal of large household items.

Large household item/special collections for disposal

Residential properties

- 1-5 items (or up to 20 black bags): £ 25.00
- 6-10 items (or up to 40 black bags): £ 50.00
- 11-15 items (or up to 60 black bags): £ 75.00

Senior citizens and those in receipt of income support are eligible to two free collections per year. This includes two collections of 1-5 items, OR two collections of white goods, OR one collection of each. Any collection requests over this limit will be charged as above.

How do I get my large household item collected?

- request a large item or special collection online – Search Camden Environmental Services or
- contact environment services on 020 7974 4444

If the collection request is above ground floor level or over 15 items, a public realm officer (PRO) will make an assessment and provide a quote. The quote is free of charge but there is a minimum collection charge of £25 from residential properties.

Can my large items be re-used?

We provide a free doorstep collection for re-usable furniture

Alternatively you can:

- take it to your nearest charity shop
- resell it on Loot or eBay
- advertise it on freecycle

Your co-operation is needed to keep the area rubbish free. Holly Lodge Estate will be carefully monitored by the Council and they will take legal action against those who use the pavements as a rubbish dump to the detriment of those who live and work in the area.

RUBBISH MATTERS continued



RECYCLING REWARDS

Camden Recycling Rewards is Camden Council's new scheme to get households recycling more and reduce waste by awarding 'green points' for recycling and you can help.

Where you come in:

If you live in Camden, you'll get a Camden Recycling Rewards card through the post. You can use this to get discounts and special offers from local businesses. The household that earns the most green points each month will win £30 in vouchers too.

Visit camden.gov.uk/recycling to check you are recycling everything you can and think about how you can increase the amount you recycle.

Benefit to the community:

It's not just individuals that benefit from Camden Recycling Rewards, the whole Camden community does too.

Here's how.

Camden households have been allocated to one of five Camden communities, and the communities will be competing as teams to earn the most green points. The green points will earn donations for a local organisation, and the organisation whose community earns the most green points will get the biggest donation. Organisations will get donations every six months.

Find out more

There's more information about the scheme at camden.gov.uk/recyclingrewards

RUBBISH COLLECTION CHANGES FROM 1 April

Camden are introducing fortnightly rubbish collections to around a third of their residents. They will provide further information to affected households via leaflets delivered to properties in January and again in March with the delivery of new rubbish containers, in advance of the service changes starting on 1 April 2017. To find out more information and whether your household will be affected visit

<http://camden.gov.uk/ccm/navigation/environment/recycling--rubbish-and-reuse/our-new-environment-services-contract/>



Holly Lodge Community Centre

30 Makepeace Avenue

Highgate N6 6HL

Tel. 020 342 9324

hollylodgelondon@hotmail.com

Wednesday 21st December 2016

Dear Resident

I am writing on behalf of the Holly Lodge Community Centre. Three years ago, all of our funds from Camden Council were cut and we had to close our much-loved daily lunch club for the elderly.

Thanks to the generosity of local residents we have been able to revive a weekly lunch at the community centre, which has been running since May 2016. To those of you who have made a donation we would like to extend our heartfelt thanks.

We have an excellent local chef who cooks a fresh three course meal for £3. We also have a great team of regular volunteers. Between 18-25 people of all ages come to the lunch and we hope to encourage more. The community centre is located beneath a sheltered block for the elderly, many of whom have poor mobility. We have a volunteer driver who regularly gives lifts to elderly people from the estate who find it hard to walk to the centre and we also deliver one or two hot meals to people in their homes.

In order to keep the lunches going for another year and, even extend the lunches to two days a week, we are asking those who are not already donating to consider making a regular payment.

I have enclosed a direct debit form.* A monthly donation of £5 or £10 or more would help us ensure the future of the lunches at Holly Lodge Community Centre. The money will only be used for the lunch club and you are always welcome to drop in and see (or taste!) the lunches for yourselves every Monday between 12-3pm.

Please return the direct debit form to the community centre at the address above. If you would like to discuss further, please feel free to give me a ring: 07757690277.

It is wonderful to see the Community Centre in regular use again, serving the purpose it was meant for. With your help, we can keep it going.

With all good wishes,

Grace Livingstone

Holly Lodge Community Centre Management Committee

*SEE OVERLEAF FOR DD FORM

Instruction to your Bank or Building Society to pay by Direct Debit

Charity Name:
 Holly Lodge Community Centre
 Registered Charity no. 293003

Name and full postal address of your Bank or Building Society

To: *The Manager*

Bank/Building Society

Address

Postcode

Name(s) of Account Holder(s)

Bank/Building Society account number

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Branch Sort Code

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CAF, Kings Hill, West Malling, Kent, ME19 4TA

Instruction to your Bank or Building Society

Please pay Charities Aid Foundation Direct Debits from the account detailed in this Instruction subject to the safeguards assured by the Direct Debit Guarantee. I understand that this Instruction may remain with Charities Aid Foundation and, if so, details will be passed electronically to my Bank/Building Society.

Signature(s)

Banks and Building Societies may not accept Direct Debit Instructions from some types of account

This is not part of the Instruction to your Bank or Building Society and must be detached by Charities Aid Foundation before submission to the Paying Bank.

My Details

Name

Mr Mrs Ms Other (Please Specify)

Address

Postcode

Email Address:

Donation Details

I would like to make a regular donation of £

Quarterly Monthly Annually Commencing

01 / / or

15 / /

Gift Aid Declaration

I am a UK tax payer and would like the charity to treat all donations I have made for the four years prior to this tax year and all donations I make from the date of this declaration until I notify you otherwise to be tax effective under the Gift Aid scheme. I confirm I have paid or will pay an amount of Income Tax and/or Capital Gains Tax for each tax year (6 April to 5 April) that is at least equal to the amount of tax that all the charities or Community Amateur Sports Clubs (CASCs) that I donate to will reclaim on my gifts for that tax year. I understand that other taxes such as VAT and Council Tax do not qualify. I understand the charity will reclaim 28p of tax on every £1 that I give up to 5 April 2008 and will reclaim 25p of tax on every £1 that I give on or after 6 April 2008.

Tick to apply

This guarantee should be detached and retained by the Payer

The Direct Debit Guarantee



- This guarantee is offered by all Banks and Building Societies that accept instructions to pay Direct Debits
- If there are any changes to the amount, date or frequency of your Direct Debit, Charities Aid Foundation will notify you ten working days in advance of your account being debited or as otherwise agreed. If you request Charities Aid Foundation to collect a payment, confirmation of the amount and date will be given to you at the time of the request
- If an error is made in the payment of your Direct Debit, by Charities Aid Foundation or your Bank or Building Society, you are entitled to a full and immediate refund of the amount paid from your bank or building society - If you receive a refund you are not entitled to, you must pay it back when Charities Aid Foundation asks you to
- You can cancel a Direct Debit at any time by writing to your Bank or Building Society. Written confirmation may be required. Please also send a copy of your letter to us: CAF, Kings Hill, West Malling, Kent, ME19 4TA

Please return this form to: Holly Lodge Community Centre, 30 Makepeace Avenue, London N6 6HL