

**HOLLY LODGE ESTATE COMMITTEE
MINUTES FOR MEETING HELD ON MAY 12TH 2013
AT THE COMMUNITY CENTRE 7.35pm.**

Present: George Donaldson, Dominique Florin, Joseph Holderness Trustee, Peter Jacobs Trustee, Darren Lennard Vice Chairman, Martin Narraway, Peter Wesley Chairman, Li Weinreich Secretary

Apologies : Olive Gatenby Trustee

Minutes Minutes of Apr 9th meeting to be approved

1. Election of officers

Current officers - Peter Wesley Chairman, Darren Lennard Vice Chairman, Peter Jacobs Treasurer agreed to carry on and voted in.

2. Finance

- 1) The balance is forecast to increase over next two years as Estate builds funds for road resurface programme.
- 2) EMF payments. LW Unpaid 2012 remains the same (6 plots). 2013 Unpaid - only 3 plots and a few outward looking plots in Swains Lane & in Highgate West Hill. (these latter pay the £2.50 compulsory charge)

3. Camden Funding Dispute

- 1) PW No new news. Apr 24th meeting was cancelled by Camden as they have now changed their position to agree with the HLE proposal, and HLE now await Camden's proposal documents.

4. Roads Condition

- 1) GD After surface review of estate roads looks like apart from a few road surface areas crumbling underlying bedding (road substrate) is sound. ML says surface crumbling can be patched up economically. However it is not possible to predict underlying road condition without professional survey.

Roads resurfacing : Committee discussed current road condition. Working assumption is that re-surfacing will commence in 2016. Working budget forecast to be amended. PJ Yearly cash set aside for short-term repairs to be increased.

5. Parking

PW - Parking committee (PW,DL,LW) had meeting with MET. Committee discussed HLE regulations requirements on visitors notes content. Different systems used in other UK areas, including requirement of display of Registration number and contact telephone number (such as Westminster) DL MET are currently issuing fewer tickets, while the proportion that is paid has increased. PJ this indicates that that illegal parking enforcement is becoming stable. It was decided that the current system of a simple handwritten note displaying HLE address and a contact number should remain.

6. Estate Operations

- 1) LW Camden renovation -Verge damage was not repaired. Maurice has now repaired and HLE to invoice Phillam.
- 2) DL GD - Quarterly staff meeting with SF & ML.
 - SF wants take a course in estate maintenance and botany in Caple Manor and will investigate course details and costs. DF several years ago a day release for study was discussed. Committee encourages staff training and will review course content and costs.
 - No issues raised about residents or parking

- HLE Mowers: ML says usually needs to be changed every 3 years confirmed by GD. Replacement cost (April 2013 2 mowers = £1700) to be accrued. 2 old mowers sold for £100.
 - Staff said Residents appear to be happier with pedestrian gates closed as it stopped bikes rushing through estate.
 - All garage doors now have 2nd barrel lock.
 - Roof repairs to be done within 2 weeks.
 - Request for a power washer as it saves time.
 - Request for towing Salt & grit spreader with 9' spreading diameter.
 - Salt supplies should be replenished - £168/ton. Committee agreed
 - Compost heap in HLE will have too many Camden health and safety issues. Estate can store green waste and ML advised that it is 1/3 cost of current skip to have a grab lorry collect green waste. Proposal is to pile waste in back of compound. Committee think that waste should be contained in 3 sided enclosure.
 - SF expressed possible concern of quality hard standing of the overall yard. He noticed that large amounts of water poured on the ground seems to disappear very quickly and is worried that ground may be hollow underneath.
- 3) Work schedule - LW to scan and email committee. Now to be done monthly
 - 4) Estate gates repairs all done except in Oakeshott (painting to be done after repairs).
 - 5) LC statutory sick pay finishes this month. Position will be kept open for now until further review.

Next meeting in August/September PJ & DF.

7. Summer party

PW Plans are going well. 7 bands/musicians have volunteered to perform. Current cost approx £800. LW to investigate Insurance of hired equipment and public liability. Party is only for residents. Flyers have been sent to all residents.

8. DSLAMS

MN No response yet from Justin Rhodes (BT), No response from BT regarding timetable to introduce a smaller DSLAM box yet.

9. Robin Grove

- 1) PW RG Residents have not decided on which coping stones to purchase yet.
- 2) Residents objected to Wassels cutting back the overgrown Laurel trees, along Westside footpath above garages, that were originally planted as hedges. PW & PJ arbitrated and it was agreed to cut back to 6' and leave 2 Laurells that were viewed as specimen trees.
- 3) Request from 7/9 RG for right to build access road to their garage was discussed and Trustees and committee unable to give permission.

10. Trees PJ

Everything in hand. DF & PJ to have annual walk round to review trees. Currently all Horse Chestnuts that need replacing will be replaced by large Sweet Chestnuts.
PJ to call Wassells about Chestnuts.

11. AOB

- 1) Roof repairs to garages (securing roof to lintels) - still to be done.
- 2) Storing green waste in Yard and using grab lorry. Committee agreed to give this a trial run.
- 3) Planning application - no.1 Makepeace Ave Committee discussed approved plans for large underground structure and removal of excavated soil on conveyor across grass verge at high level using standard London basement company procedures. MN CMP estimates duration of 6 months: 3 wks piling, 6 wks excavation, 5 wks concrete, 3 wks steels, 4 wks Upper levels, 6 wks kitting out. Immediate neighbours unhappy with building works. Chartered surveyor must be on site during excavation. All damages to be repaired.

12. PW & DL to draft review of current skips policy as discussed at AGM.

May 12th 2013: Meeting ended 22:30