

HOLLY LODGE ESTATE COMMITTEE
MINUTES FOR MEETING HELD ON November 12TH 2013
AT THE COMMUNITY CENTRE 7.30pm.

Present: George Donaldson, Dominique Florin, Olive Gatenby Trustee Trustee, Peter Jacobs Trustee, Peter Wesley Chairman, Li Weinreich Secretary

Apologies : Martin Narraway, Joseph Holderness, Darren Lennard Vice Chairman,

1. **Minutes** Minutes of October 8th approval differed till next meeting.
2. **Finance**
 - PW Bank balance no major changes since last month
 - PW Camden Funding Main issues - Camden proposing that there should be no written agreement as advised by their legal department. No reasons have been specified yet. This is unwise as there are over 100 years left on Camden lease and there is nothing in writing about HLE right to collect. HLE to get further legal advise, Selwyn Langley (chartered surveyor) to recommend an experienced council. Questions for council to be agreed with committee first.
 - PW Camden have received legal advice but are unwilling to share it with HLE as previously agreed. Committee discussed current situation and whether it will be possible to get a written agreement on something that Camden have never had agreement on in writing before and whether any Camden officer will be able to sign an agreement. DF there is s possibility that this may not be possible - PW we will have to wait for Camden to write initial letter to HLE.
3. **Parking**

PW has left messages for Zac at MET to discuss new MET signs but had no response. LW has had messages about action to be taken but with no results. PW to write to MD. GD number of accepted appeals have decreased'.
5. **Estate Operations**
 - 1) Staff: Richard Laney contract continues to ends end of November to help with leaf collection.
 - 2) LW Committee to email points for discussion at staff reviews
 - 3) Committee agreed to purchase 5' salt spreader for the HLE van tow bar will be £1695+VAT. ML will try on Van before purchase.
 - 4) PW - Hot tarring quote still to be obtained by ML and needs to be put as priority.
 - 5) Staff yearly review to be done in early December.
6. **Trees**
 - PJ reported on storm damage. Broken hanging branches in Robin Grove were taken care of and removed by Wassells during emergency visit after the storm. Tree outside 23 Makepeace Avenue was been chopped at the base by Wassells probably because of storm damage and still needs grinding out. Agreement reached for 2 replacements in Langbourne Avenue and at 23 Makepeace Avenue. DF to discuss replacement trees outside 17 Oakeshott with resident. Small dead tree to be removed.
 - Resident at corner or Highgate West Hill and Langbourne Avenue North offered to pay for removal and replacement of big Catalpa. Wassells have to get Camden's permission to remove tree. Committee discussed whether other Catalpas may also need to be replaced as Catalpas are not suitable for the estate as they grow very quickly, increasing shade and darkens surrounding area. Committee agreed to take up resident's offer if Camden gives permission.
 - Large Oak in Langbourne was also discussed
 - PJ to investigate maximum height of trees.

- Trees on Hillway crossovers discussed. Langbourne X over need 4 trees. Introduced to Henry Gerling by Wassells after lengthy discussions on replacements Sweet Chestnuts best option to match current trees.
- PJ to get Wassells to do orders and required Camden permissions. 3 or 4 trees to be ordered depending on Camden.
- To be announced at Half year meeting.
- Wassells are suppose to report back to HLE on clearing trees which ate reducing street light coverage on Highgate West Hill between Holly Lodge Gardens & Oakeshott. **Quote** to cutback these trees to 4.5 clearance and cut around street lights, fell Big Red Chestnut in Langbourne, Leylandii by HLE hut (£250) Holly outside 11 Holy Lodge Gardens - £310 (this one needs to be reviewed) **to be scanned and sent to committee.** After discussion it is noted that normally other quotes would be obtained but on this occasion because of the time of the year and the time it takes to find alternative quotations committee will just seek to reduce Wassells quote so that the works will not be held up.

7. **DSLAM update**

Wayleaves in place now. MN to start at beginning of the year building of recesses.

8. **Skips policy & Builders code** **To be put on Website after presentation at Half year meeting.**

9. **AOB**

1) **Insurance - Hi level Legal cover**

LW There is a £500 excess and if brokers recommended companies are not used excess increases to £2000. GD it is a marginal cost on large disputes. Committee agreed that it is advisable to get higher level cover.

2) **Makepeace Avenue works**

PW met resident during walk through the avenue that wanted help with the parking problems caused by building works on the avenue. Committee discussed current multiple building works. ML to look at works and report.

3) **Save Swains Lane meeting on November 11th**

LW went to meeting. Plans look better than before but lack of parking (5 spaces + 1 disabled space for 13 flats) is a major problem. There are no planned loading bays. Proposed fascia is a white render and not in keeping with surrounding buildings. No construction plan has been given. Concerned residents to write comments on Camden planning website. LW to send details

4) **Compost Heap**

JCB Grab lorry can take it away when required next year. To be discussed at staff review meeting.

5) **Gate Keys needs to be reviewed. Type to be clarified. Key keepers to be clarified in avenues.**

6) Committee discussed which who is in charge when ML is away. LC replacement needs to be thought about.

November 12th 2013: Meeting ended 9.35pm