

# HOLLY LODGE ESTATE NEWSLETTER

## January 2014

### BROADBAND UPGRADE

Preparations are being made to install the street hardware that will enable the broadband upgrade to take place during the first quarter of 2014.

### CAMDEN MANSIONS RENOVATIONS

On Monday 27<sup>th</sup> January Camden's contractors will start preparing for major refurbishments of flats in Makepeace and Holly Lodge Mansions. The contractors will occupy some of the parking spaces normally used by residents. The works are scheduled to run until March 2015.

### PARKING REGULATIONS

Our parking contractors MET will shortly replace all the street signage with updated rules to reflect current BPA recommendations.

Please note

- all parking is at the discretion of the Trustees
- permits may be withdrawn at any time
- parking by unlicensed vehicles and those not in frequent use is not permitted.

MET will continue enforcing these regulations on our behalf

### SKIPS

[www.hle.org.uk/Residents\\_SkipsPolicy.html](http://www.hle.org.uk/Residents_SkipsPolicy.html)

The Estate skips policy covers any skip parked on the Estate roads or crossovers. A standard skip is defined as having a maximum capacity of 8 cubic yards (6 cubic metres) and/or length of 12 feet (3.7 metres).

A skip that is larger than this will need specific permissions from the Committee and shall attract a higher charge.

Charges (for a standard skip)

1 week: £35,  
2 weeks : £70,  
3 weeks : £105,  
4 weeks : £140

If the full EMF has not been paid then Estate will levy rates at the Camden rate for suspending a parking bay.

Charges are to be paid in advance of skip delivery.  
Plot-holders without a license will be charged at £35 per day.

Single skips shall be lit by at least four lights - one at each corner - during the hours of darkness and clearly visible to all traffic.

Any damage caused to kerbs, verges, roads, crossovers, etc, is to be repaired by the plot-holder and fully reinstated to the Estate's satisfaction

#### Additional Charges

Please note that works that are of a particular intensity shall attract additional charges, for example

- high frequency of skip movements (more than twice a week)
- works of extended duration (after a period of 6 months).
- needing to reserve kerb space in addition to a skip

When additional charges are applied these shall be based upon Camden's rates for reserving parking bays.

#### Administration

The Skips Policy will be administered by the Estate foreman and his team, and payment will be by cheque, payable to the 'The Holly Lodge Estate'. The payment is to be from the plot-holder directly. The contractors, building teams and skip-lorry-drivers will not be asked for payment.

#### BUILDERS CODE

[www.hle.org.uk/Residents\\_BuildersCode.html](http://www.hle.org.uk/Residents_BuildersCode.html)

The Builders Code attempts to ensure that building work is controlled, and nuisance to Estate residents is kept to minimum.

Plot-Owners:

1. Please show this to your builder, their compliance to these rules is your responsibility.
2. Before starting work advise the Estate Foreman or Secretary of the works, their intended duration and contact details of the main builder.

Builders and Contractors must:

- Work only within the acceptable working hours on the Estate which are;
- 08.00 to 18.00 Monday to Friday, 09.00 to 13.00 on Saturday
- No working is permitted on Sundays and Bank holidays.
- Make sure that all deliveries including skip removals/replacements are between the hours of 08.00 - 18.00 Monday to Friday and 09.00 - 13.00 Saturday.
- Make sure that any delivery or skip etc causes minimum congestion or nuisance on the roads
- Abide by the 20mph speed restriction.
- Not to erect hoarding or contractors sign boards as the estate is a conservation area.
- Work must not be carried out on the pavements or verges (especially cement mixing) and materials should not be left overnight on the verges unless the Estate Foreman agrees that it is unavoidable and that due protection has been put in place.

- Ensure no materials are left on the road *unless* space has been reserved and paid for (in accordance with Camden's published rates for reserving parking bay(s))
- Ensure that any damage caused to kerbs, verges, roads and pavements is repaired and fully reinstated at their expense and to the Estate's satisfaction.
- Ensure that all neighbours are treated with respect and courtesy
- Ensure no more than 2 contractors or employee vehicles park on the estate at any one time unless previously agreed with the Estate Foreman (additional vehicles will be liable for PCNs or other charges).
- Ensure that skips are well-lit and covered at night.

#### Administration

- The Estate Foreman will contact contractors at frequent intervals and they are expected to abide by his requests.

#### PLANNING MATTERS OF LOCAL INTEREST

Proposed developments for Highgate High Street, Athlone House

<http://www.change.org/en-GB/petitions/camden-council-save-athlone-house-from-destruction-2>

The campaign to stop the Corporation of London building 2-meter dams around the ponds on the Heath, changing the fabric and use of the Heath forever:

<https://sites.google.com/site/damnonsense/>  
<http://www.protectourponds.org.uk/>

The campaign regarding HS2

HS2PhaseOneBillIES@dialoguebydesign.com

#### STREET LIGHTS

Please note that any problems with street lighting can be reported directly to London Borough Camden on 0207-974 4444 extension 5 or via this link below:

[www.camden.gov.uk/ccm/content/transport-and-streets/road-and-pathway-maintenance/twocolumn/Report-a-problem-on-the-street-in-camden.en](http://www.camden.gov.uk/ccm/content/transport-and-streets/road-and-pathway-maintenance/twocolumn/Report-a-problem-on-the-street-in-camden.en)

#### TREES

The first stage of the replacement of diseased mature trees with Sweet Chestnuts at the three Hillway/Avenues crossroads is planned for 2014.

The trees on the Hillway/Langbourne Avenue intersection will be the first to be replaced. Precise timing is dependant on the granting of Camden Council permission, and sourcing of satisfactory specimens.

Some dead and ailing trees have also been identified in the avenues; these will be removed and replaced this spring.

#### SUMMER PARTY

In response to the enthusiastic comments and feedback regarding the 2013 Summer picnic, the event will be repeated this year. The Committee extends warm thanks to all the musicians and volunteers who gave their time and talent so willingly and generously last year.

If anyone would like to help in the organization and management of the 2014 event, or would like to play music or be involved in any way, please get in touch with the Estate Secretary: [secretary@hle.org.uk](mailto:secretary@hle.org.uk) .

HOLLY LODGE ESTATE FOREMAN MOBILE PHONE : 07447-869570

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HLE Committee Secretary: Li Weinreich  
Tel: 020 8123 5045 Email: ([secretary@hle.org.uk](mailto:secretary@hle.org.uk))