

HOLLY LODGE ESTATE COMMITTEE CHAIR'S STATEMENT APRIL 2018

Plot-owners are invited to review the Holly Lodge Estate's unaudited accounts for the year ending 30th November 2017. These will be available from 16th April at: <http://hle.org.uk/?q=node/13> and will be briefly reviewed during the Annual Residents' Meeting on 25th April 2018. Hard copies of the accounts will be available from the HLE Manager at the meeting.

A brief financial overview follows. In the interests of clarity, I have rounded the numbers up or down to the nearest £1,000 so that £1,000 appears as £1k.

Income. For the year 1st December 2016 to 30th November 2017 income fell by £14k, mainly due to the completion of the refurbishment of several blocks of flats and the consequent reduction of licence fees paid by contractors for using the Estate's roads, paths and verges.

Contributions towards the Estate Maintenance Fund (EMF) were stronger at £305k versus £283k in the previous year.

Expenditure. Salaries, pensions and National insurance costs grew by £13k.

Although the financial position looks strong, we have some exceptional items of expenditure planned for 2018 including:

- A new Estate and staff office to replace the dilapidated PortaCabin.
- A new traffic barrier at the junction of Highgate West Hill and Holly Lodge Gardens to replace the current gate. It has served us well for the last 25 years but is no longer compliant with safety regulations and is increasingly unreliable.
- Additionally, there will be capital costs associated with the installation of electric vehicle charging facilities although it is intended that they will generate a profit for the Estate over time.

Estate Security. The issue of security on the Estate continues to divide plot-owners between those who broadly want more security measures, especially patrols, and those who do not want to see more visible measures which they see as intrusive and which change the character of the Estate.

To foster a better understanding of the issues that divide the residents the HLEC organised a well-attended and well-run meeting in St Anne's church moderated by Father Andrew.

There was great sympathy amongst participants for those who had experienced burglaries, anti-social behaviour and fear of burglaries. There was a wish expressed that HLEC manage the process that will lead to a resolution to this situation.

Following the meeting several plot-holders approached HLEC and expressed their wish to see a survey undertaken to obtain objective data about security on the Estate. At the time of writing this statement, Rob Schoenbeck, who organised the St Anne's meeting and who has extensive market research experience, identified a research company willing to bid to undertake a survey on the Estate.

Additionally, LB Camden has confirmed that all the residents within Holly Lodge Estate, including plot-owners, can report Anti-Social Behaviour (ASB) to their Response Security Patrol (RSP, formerly known as the Housing Security and Parks Patrol Service). LB Camden will also task the RSP to come and patrol the Estate at night.

This service can be contacted by calling 0207 974 4444 between 18:00 – 02:00.

Electric Vehicle (EV) Charging: The HLEC led by Martin Narraway has explored the feasibility and costs of providing limited charging facilities on the Estate for electric vehicles. This was followed by a survey of residents' attitudes towards such a proposal which elicited a positive response. The charging facilities are planned to make a profit for the Estate over time.

At the time of writing an application for planning permission for charging points is being prepared prior to submission to Camden Council.

Community Engagement: Several initiatives were started in 2017 in addition to the Estate's residents' party. Of particular note is the establishment of a "Security Liaison Committee" which includes representatives drawn from HLE residents, councillors and the police, who aim to work together on security issues affecting the whole of the Estate.

Your Officers: I'd like to thank both Barbara our Estate Manager and our Estate Accountant Daniel for their invaluable service during the year. I'd like to highlight the automation of issuance of parking badges that will simplify what previously was a time-consuming manual process and will enable HLEC to keep better track of which vehicles are authorised to park on the Estate and which are not.

Our Employees: During the last quarter Steven Laney resigned from his position of General Maintenance Operative. He has been replaced by Dean Larkins, who has excellent credentials and experience. Deano, as we have called him, to distinguish him from Dean Ullah, lives on the Estate.

I am grateful to Gerry who has led his team of Sean, Dean Ullah and Steven so well. They have kept the Common Parts of the Estate in a much-improved condition.

Your Committee: As has been said previously, the Committee work is sometimes difficult and thankless and is undertaken for no financial reward.

It has been a challenging year, due mainly to the continuing debate about Estate Security that has featured large at every HLEC meeting. I'd like to express my thanks for the hard work, wisdom, creativity and perseverance of my colleagues on the Committee who strive to maintain, restore and improve the Estate and look after the best interests of plot-owners.

Peter Wesley

Chair, Holly Lodge Estate Committee
18 March 2018