

HOLLY LODGE ESTATE PLOT-OWNER'S HALF YEARLY GENERAL MEETING

20th NOVEMBER 2019

CHAIR'S REPORT

The lead up to the AGM in May was rather dramatic and resulted in 3 new members being elected to the Committee and our then Chair resigning. To those who left at this time I would like to give my thanks, they had all served on the Committee for a number of years and helped maintain the Estate to a high standard, something the current Committee is keen to emulate.

The Committee welcomed Ronnie Day, Pippa Rothenberg, and Justyn Trenner with Li Weinreich re-joining and we held our first meeting on 11th June when Ronnie Day was appointed Secretary, Justyn Trenner Treasurer, Rob Schoenbeck Vice Chair and myself Chair.

Since then the new team has settled in and I believe are working well. Some new ideas have come forward, a method helping smooth our expenditure utilising part of our reserves is proposed & a resident's survey initiated, more about these later.

GOVERNANCE REVIEW

Our first priority was the Governance Review flagged as needed at the AGM. Ably led by fellow residents John Hendy and Judith Hunt the Committee have developed a modified set of rules which are available on the HLE website with hard copies to be available at the meeting.

The proposed modifications will be offered for adoption as part of the meeting's business. Plot-owners are also asked to choose between two terms of tenure for Committee Members.

PARKING & ANTI-SOCIAL BEHAVIOUR

The employment of an evening Parking Attendant (PA) initiated by my predecessor continued throughout the summer. Whilst generally successful in moving on unauthorised visitors it hasn't completely stopped the incidents, especially at the top of the estate. It is thought this could be due to there being little penalty on the drivers and it was planned to trial the use of CCTV and ANPR cameras allowing parking tickets to be issued. At the meeting held to discuss this it was agreed that the PA would not be engaged during the trial to better assess the trial's impact, however at the last minute we were advised that the camera specification needed changing and the trial had to be postponed. Our supplier recently advised they believe they have now sourced a suitable camera and are hopeful of being able to install it for a trial later this year.

In the past few weeks, the Committee, following an assessment of recent events, has scaled back the number of hours of the PA, reducing his attendance from 6 nights per week to 3.

Some residents have raised concerns about privacy and the use of cameras. The Committee has carried out a review of our existing policies and updated them where necessary. Our supplier is also compliant with the current General Data Protection Regulations.

A WhatsApp group has been set up allowing residents to share information about security issues. Anyone wanting to join should contact the WhatsApp group administrator, Justyn Trenner. Other contacts are Mary Selfe, our Neighbourhood Watch Co-ordinator, and Rob Schoenbeck Chair of the Security Liaison Group.

FINANCES

Justyn will report in more detail on the finances but the highlights are that for this year we expect to end up with expenditure 0.4% above budget at £346,400 & income up at £337,000. For future years a new approach is being taken with exceptional / occasional expenditure. Rather than charging the full cost to the current year's

expenditure it is being funded from the reserves and charged to expenses over a number of years. As an example the new groundsman's truck which is planned for 2020 will be charged over 6 years. This will allow us to even out annual expenditure, importantly protecting Camden from sudden changes in their contribution which is based on the expenditure account.

Continuing the practice of recent years Camden contributed 46% of the cost of maintaining the common parts of the Estate in 2019 and our forecasts assume this will continue.

However additional expenditure is foreseen compared to prior years and the Committee is proposing to increase the EMF to £630, this follows reductions from its peak in 2013 of £670 to £650 in 2014 & £600 in 2016.

Our Treasurer, Justyn Trenner, and accountant, Daniel Virgili will be available to give more detail and answer any queries.

EV CHARGERS

Following receipt of planning permission the Committee are proposing to install EV Charge points for residents use and a separate motion will be proposed to the at the Half Yearly meeting. It is expected that costs of the installation & ongoing operational will be funded by the users of the charge points via a small premium on the cost of electricity.

ESTATE

Survey

One of the initiatives for the new Committee has been to survey the estate residents to see what they liked about the estate and what, if anything, they thought could be changed / improved. The survey was issued 25th October and the highlights will be presented at the meeting by Rob Schoenbeck. These will help guide future actions by the Committee

Parks

A garden sub-committee has taken on the challenge of improving the green areas of the Estate starting with the park where previously the strategy was mainly one of maintenance. The eventual plan will be guided by the survey which sought residents' views on the common areas.

STAFF & OPERATIONS

And again, for another year, our staff, Sean, Dean & Dean, led by Gerry have worked hard with commitment over the summer maintaining the estate to the high standard we all enjoy. Barbara, our Estate Manager ably leads the team and takes much of the load off the Committee. Daniel continues looking after our accounts, even when in Australia. To all of them we owe our thanks.

Martin Narraway

Chair

Holly Lodge Estate Committee