

## **HOLLY LODGE ESTATE PLOT-OWNERS' ANNUAL GENERAL MEETING**

### **CHAIR'S STATEMENT**

#### **2020 AGM**

Due to COVID-19 this year's AGM has been deferred until the lockdown is lifted. The business normally carried out at the AGM comprises:

- a) Receive the accounts for the previous financial year & appoint an auditor / independent examiner.
- b) Receive the report of the Committee's activities
- c) Accept the retirement of any Committee Members retiring & elect replacements
- d) Discuss & determine any issues put to the assembly by the committee

Additionally the minutes of the previous General Meeting (GM) held in November are offered for approval.

My report will attempt to address some of these points

#### **Committee Members**

##### Peter Wesley

At the end of November Peter Wesley resigned from the Committee for personal reasons. Peter has been on the committee for many years, he invited me to join back in 2012 when he was Chair, a position he held until 2018. Under his leadership the Committee developed a better management structure employing an Estate Manager, Barbara, reducing the burden on the Secretary and the grounds staff. This has greatly improved the appearance of the Estate & has developed a better rapport with residents.

Other notable achievements of Peter's stewardship included ensuring Camden continued to contribute towards the HLE's upkeep and the establishment of the Estate Party.

##### Election & Officers

As outlined at the November GM all current Committee Members (including Trustees) were to stand for election at this year's AGM. Plot-owners were also invited to stand but no applications were received and thus the existing Committee members are re-elected.

As we only had 2 Trustees and we had no changes to the membership of the Committee we brought forward the election of Trustees & Officers to the April Committee meeting. The officers remain unchanged with myself as Chair; Rob Schoenbeck, Vice Chair; Justyn Trenner, Treasurer and Ronnie Day, Secretary. Trustees are Justyn, Rob & myself and in accordance with the updated Rules & Regulations approved at the November GM each Trustee (and Committee Member) is elected for a 3 year term, whether staggered or together to be decided at the next GM

## **Finances**

Plot-owners may view the Estate's unaudited accounts for the year ended 30<sup>th</sup> November 2019 on the HLE website (HLE.org.uk). Hard copies will be available at the AGM (when held) or by contacting the Estate Manager.

Highlights are income for the year amounted to £339K with expenditure, excluding £23k transfer to the maintenance fund & £16k depreciation, £300k.

Justyn Trenner will report separately in more detail.

## **Activities**

### Parking & Security

Security & parking still occupy a fair proportion of the Committee's time. Since May 2019 more information is being collected through the WhatsApp group and by the evening parking attendant (employed between 20.00 & 02.00 six days a week reduced to 3 days/week in November). The latter has significantly increased the number of PCNs issued though the estate is still visited by unauthorised cars and another category increasing is drug related (both suspected dealing and/or taking). Neither of these categories were separately recorded in prior years. There was also an increase in car crime, both break-ins and thefts of catalytic converters, the latter mainly from Toyota Priuses.

The Committee continues to review various options, including better enforcement of parking regulations and restricted use of CCTV in trouble spots.

### Gardens

A Gardens sub-committee has been established and so far two projects have been undertaken. Firstly Johanna MacGarry', a fellow resident, was commissioned to redesign and plant the flower beds at the Swain's Lane entrance. The second project was the modernisation and improvement of the beds in the lower park, by Holly Lodge Gardens. There is still some work to do before both projects are completed.

Some parts of the greenery on the estate will be left to go wild, however in common with Camden we will continue to occasionally cut the grass during the current lockdown.

Watch this space for further improvements.

### Residents' Survey

A residents' survey was carried out in the autumn with over 200 responses. As reported at the meeting in February the main areas where residents felt changes would benefit were parking, security, dog fouling and communications between plot-owners & flat residents and these are currently being looked at by the Committee.

It was pleasing to see many residents positively commented on the overall condition of the Estate. This is very much due to the hard work of the grounds staff, Gerry, Sean, Dean and Dean, who, even during the lockdown are still working as required to empty the waste, cut the grass and attend to any other jobs considered essential. They are managed by Barbara who is the face of the Committee to many residents, dealing with their queries. My thanks go to the team and partially in recognition of their commitment the Committee has agreed to pay all the staff & Barbara their normal wages during the lockdown.

### Electric Vehicles

Approved at the November GM this project has hit a snag; although I realised that the EV chargers needed to be >2½m from any electrical apparatus (i.e. lampposts, etc) I didn't realise the vehicle is considered part of the charger and where I have located the station on the south side of MA West there is a lamppost & a cable TV cabinet. There are 2 solutions, a technical solution if I can prove the supply to the existing equipment is the same as the chargers, i.e. from the sub-station behind the community centre, then I can use the matte O-PEN which acts similar to a RCD, or alternatively to move the station to the north side of the road, the latter will require a revised planning approval. Both are being investigated.

### **Issues for discussion**

#### Governance

One of the key activities for this year has been the review of the Rules & Regulations. My thanks go to John Hendy and Judith Hunt who ably, with the Committee, produced a revised set of rules which were approved at the November GM though with it being noted some areas were to be revisited. The review meeting in February further refined the Rules which were to be presented at the AGM for approval. We have issued these updated rules on the website and when we next are able to hold a GM they will formally be proposed and plot-owners asked to approve and separately advise their preferred rotation pattern for Trustees.

#### **Staff & Officers**

In addition to those mentioned previously I would like to thank Daniel Virgili who was our accountant until December and who had looked after the books for many years.

Finally, in what has been a relatively busy year I thank my colleagues on the Committee for their help, advice & hard work. None of the Committee are remunerated and the work at times can be time consuming.

Martin Narraway

HLEC Chair  
[chair@hle.org.uk](mailto:chair@hle.org.uk)