

THE HOLLY LODGE ESTATE

FROM THE COMMITTEE REPRESENTING ALL PLOT OWNERS & INFORMING ALL RESIDENTS

NEWSLETTER JUNE 2020

COVID19 SUPPORT UPDATE

Thank you so much to all the volunteers and kindly neighbours who are supporting our community through these difficult times, no matter how big or small a part you are playing in keeping Holly Lodge safe. We really are blessed to live in such a wonderful place.

As you may be aware we have been working with the Holly Lodge and Highgate Newtown Community Centres to provide food parcels and hot meals for those in need.

Our grounds staff and the volunteers have been doing a great job which is reflected in how popular the food parcels and meals on wheels have been on Holly Lodge Estate.

Since 1st April:

- 150+ food bags were delivered to local residents – 7 of which are families with children
- 39 of those parcels went to elderly residents - before they began being referred to Age UK Camden
- 13 different people have been receiving meals on wheels

And this doesn't touch on the wealth of other support that has been provided to residents in the houses and flats with prescriptions, shopping trips, furniture items, pet walks, a listening ear, and so much more.

Some other good news stories around Covid-19 are:

- Tons of food and toiletries are being donated by local residents to the food bin outside the Holly Lodge Community Centre. Our grounds staff take this to HNCC for the food parcels. BUT PLEASE DON'T STOP DONATING – there are still people struggling financially or with isolating.
- An anonymous donation of a brand new microwave was made for an elderly, isolated resident in Holly Lodge Mansions, who had been surviving without any cooked food until the meals on wheels service was set up by his block rep volunteer.
- 60 Lindt chocolate Easter eggs were donated and distributed from the Holly Lodge Community Centre to children on the Estate.
- All manner of new and second-hand items have been sourced for free by Block Reps and Street Supporter volunteers (through their private WhatsApp support group) for vulnerable / isolated residents in their patch, including a DVD player, clothes dryer, children's play packs, a cassette player, books, DVDs and much more.
- And a personal thank you went out on Highgate-based Boogaloo Radio recently during their Friday #highgatehouseparty show to all Block Rep and Street Supporter volunteers for everything they've been doing since the outbreak began.

If you are interested in keeping abreast of what is going on, share information or wish to ask for help then we have a Covid19 Support WhatsApp group which you are welcome to join here

<https://chat.whatsapp.com/lfDwKSyMBC3Ik2HmYKbTde>

There is also a temporary Corona Information page on our website www.hle.org.uk which has a list of local businesses that can deliver plus other useful information.

And the Holly Lodge Community Centre can be followed or found on:

Facebook: <https://www.facebook.com/hollylodgecentre> Twitter: @hollylodgccc

Website: www.hollylodgccc.co.uk

GATES ARE OPEN FOR YOUR SAFETY

You will have noticed we have tied all the pedestrian gates back, so you don't have to touch the handles to open them and thereby reduce the spread of coronavirus. Some are just held ajar in order to impede cyclists who insist on speeding down the footpaths, but these can be pushed open by elbow or shoulder so still no need to touch the handle. **PLEASE DO NOT CUT THE TIE BACKS – THEY ARE THERE TO KEEP YOU SAFE.**

PLOT OWNERS' AGM

As the 2020 Annual General Meeting for Plot Owners had to be postponed, we issued the relevant papers in April and asked for questions. Only one question was received;

Question Raised

Can the Holly Lodge Committee limit the placement of estate agent boards to 4 weeks.

Response.

The rules regarding estate agent boards are given in Schedule 3 of 'The Town & Country Planning (Control of Advertisements) (England) Regulations 2007' where they fall into Class 3. Here it limits it to one board per property and defines acceptable sizes, heights, etc. It also states the board must be removed within 14 days of the completion of the sale or grant of tenancy if the property is a rental. A sale is only considered complete once the monies have been fully paid (not just any deposit). The HLEC could propose a regulation differing from the statute but it would be difficult to enforce.

In February 2019 Camden consulted on a proposal to require estate agent boards to need specific advertising consent across the whole borough not just 6 conservation areas (Hampstead, South Hill Park, South Hampstead, Belsize Park, Fitzjohn/Netherhall and Redington/Frogna) as is currently the case. The proposal must have proved popular as I understand from the Planning Team that Camden are awaiting approval from the Planning Inspectorate for the relevant notice. If given, then applications will most likely be posted on Camden's website. I'm not yet aware how Camden plan to decide whether to approve or not.

The HLEC and Estate Manager are aware of this concern and monitor any new signs as they are erected and when the property has been sold. If you feel that a sign has been up that should be removed, please contact the Estate Manager who will investigate

When practicable, we will call the AGM to review and discuss all matters – date to be announced given the government guidelines. Otherwise, this may be held-over until the half-yearly meeting in November.

PARKING ENFORCEMENT

We have not been enforcing the parking rules for the last few months, but we have now started the patrols again – effective 18th May. Please make sure you have a current permit and are not parking in restricted areas – e.g. in turning bays, on white lines or crossovers – or you will risk being ticketed.

NO CYCLING ON PAVEMENTS

Please, please do not ride bikes on the footpaths. It is extremely dangerous, especially if a resident exits from their property to find a speeding bike on the path. We have had reports of two quite serious accidents recently.

ESTATE MAINTENANCE UPDATE

The Estate Manager continues to work from home. Project work had stopped for a few weeks whilst we were on safety critical works only, but the Estate Foreman and his team are back now on full duties, with strict guidelines around safe working practices.

We are sure most of you will have seen the changes to the Hillway entrance beds by now. We think they are going to be fabulous once everything starts to fill out and bloom. Here are a few words from the designer, Jo MacGarry, who is an HLE resident too:

I was asked to have a think about how the planting at the bottom of the estate could be updated and made a bit more interesting throughout the year. As a first thought, I felt that it would be nice to have more plants and less lawn so I came up with the idea of larger diagonal beds which are viewed along their length as you turn the corner into the estate. I also felt that this shape would nicely echo the 1930s mock Tudor design at the top of some of the houses and the mansion flats.

The planting design is quite relaxed and wild-looking (we were trying to get away from any kind of municipal feel) so there's a mix of evergreen and deciduous shrubs for structure, with herbaceous perennials around the edges and in the spaces between the shrubs. I've tried to include quite a few herbaceous plants that have evergreen foliage so that there isn't lots of bare soil in the winter months. Different plants will flower at different times so that there is always something to enjoy, from spring through to autumn.

I've also tried to include lots of plants that pollinators like so that we can increase the sources of food for insects.



In the first year or two there will be some gaps between the plants because we need to leave some space for them to grow into, so please bear with us! I would expect the plants to reach maturity in about three years.

Next year we'll create more colour and variety through the season by planting spring-flowering bulbs such as daffodils, alliums and gladioli. These have to be planted in the autumn so we will have to wait until next spring to enjoy them!

If anyone would like a plant list, Barbara has a document which identifies each plant with instructions on how to care for them.

SAFE USE OF THE PARKS

Our parks are beautiful places to spend your exercise time and we have been really pleased to see them being used much more than normal, but may we point out that the Government rules about social distancing still apply. Please be aware of who is around you and make sure everyone maintains the 2m rule.

PERMITTED HOURS FOR BUILDING WORKS

As many more people are currently working from home the issue of noisy building works has come up numerous times in recent weeks. Please ask your builders to be mindful of the noise they make and note that permitted working hours 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

The Builders' Code can be found on our website or on request from the Manager.

WATERING THE TREES

The warm weather is glorious for us, but our trees may need a helping hand. Could we please ask you to adopt the tree outside your house and give it a water every now and then? Even those with gators, water bags which are filled by the staff, may need extra help, so if you see an empty gator please top it up. And don't forget to keep an eye on the trees in your garden too.

WILDING EXPERIMENT

The Covid lockdown did mean that our wilding experiment happened without our planning, but we are now back to mowing the grass and are leaving some selected areas long. These areas have been chosen because we have found some interesting flowers we want to leave to encourage the insect life, however, there are some areas we have to keep short for practical or for health and safety reasons in that particular area.

Please let the Manager know if you have any suggestions or comments. manager@hle.org.uk

REMOVAL OF A LIME TREE

Unfortunately we have to fell one of our magnificent lime trees half way up Hillway. This is likely to happen shortly, if it hasn't already happened between writing this and going to press. We have worked hard at trying to prevent this happening but are sorry to say it has to go. It will, however, be replaced with another lime tree in the autumn.

DOG POO

This is, unfortunately, a regular plea. There are plenty of regular bins as well as specific dog poo bins across the Estate - Please pick up the mess and use the bins or carry the bag home with you. It is so disgusting, not to mention a health risk, for our grounds staff to have poo splash up into their faces when they are mowing, not to mention the piles of poo lying there just waiting for you to step in!



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