

HOLLY LODGE ESTATE PLOT-OWNERS' ANNUAL GENERAL MEETING

CHAIR'S STATEMENT

2021 AGM

In what must be one of the strangest years in the HLE's history the 2020 AGM was deferred to post Lockdown and in fact it never took place, however the 2021 AGM will take place employing modern technology, Zoom for the meeting and Election Runner for the various polls. This will allow us to seek Plot-Owners approvals for the rule changes, accounts, etc, as well as elect three Committee members.

The business normally carried out at the AGM comprises:

- a) Election of 3 Committee members
- b) Receive the report of the Committee's activities
- c) Receive the accounts for the previous financial year & appoint an auditor / independent examiner.
- 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

Justyn Trenner

Justyn moved away from the estate in late 2020 and resigned from the Committee in December. Although Justyn only joined the HLEC in April 2019 as Treasurer, he was instrumental in simplifying our management of major expenditure by utilising reserves and funding over a number of years, something which greatly helps the execution of these projects. Justyn also was highly instrumental in organising the surveys in 2019 and 2020 when the Committee sought feedback from residents as to the management of the estate.

Ian Whittaker was co-opted on the Committee as Justyn's successor as Treasurer and is standing for election at the AGM.

Election & Officers

As required by the rules adopted in November 2019 three committee members are to be elected at each AGM. This year 2 of positions are the result of resignations, one of whom was also a Trustee, the third is Pippa Rothenberg who volunteered to stand down whilst we finalise the rotation pattern for the Trustees.

Rules

When at the General Meeting in November 2019 new rules were approved, it was subject to some rewording of certain clauses and consideration of a second option for the rotation of Trustees. Both were discussed at a special General Meeting in February 2020 and were due to be decided upon at the AGM last year but which was never held. Details of the rule changes and the 2 options for the rotation of Trustees are being separately circulated and the results will be announced at the AGM.

Finances

The Estate's unaudited accounts for the year ended 30th November 2020 are available on the HLE website (HLE.org.uk), hard copies are also available by contacting the Estate Manager.

Highlights are income for the year amounted to £353K with expenditure, excluding £44k transfer to the maintenance fund & £16k depreciation, £293k.

The Treasurer Ian Whittaker will report separately in more detail.

Activities

Parking & Security

Following a series of incidents in October the part of the 2019 estate survey relating to trespass & security was repeated with the results, a summary of which are on the HLE website, reported back to residents at a Zoom meeting on 26-Jan. The main conclusion drawn was that the majority of residents broadly support the actions taken by the Committee so long as it is done with consultation.

ANPR trial

The survey also confirmed that support for further action increased higher up the estate, where the majority of the night-time Anti-Social Behaviour incidents occur. Analysis showed most of these are associated with visiting cars. At the Zoom meeting in January 2021 the Committee advised they would trial the use of ANPR cameras to manage evening parking on Hillway above Oakeshott & on Holly Lodge Gardens. MET Parking Management have been modifying some standard parking software to allow residents to simply authorise evening visitors in this zone and it is hoped that this will be introduced soon.

Electric Vehicle Chargers

In October the EV charging station on Makepeace Avenue was commissioned. To date 20 residents have joined the scheme and over the 115 charging events, 2.64 MWh of electricity has been supplied, enough for 8,000 miles and is repaying the investment. With the easing

of Lockdown and the enlargement of the ULEZ in October to the north & south circular roads usage is expected to increase.

Yard Improvements

Starting at the end of April we are fixing the surface of the yard, the existing concrete slab is slowly sliding towards the track to the garages and is to be replaced with a new slab supported by piles. For the 4 weeks or so the project is expected to take the yard will be closed and the team will be operating out of temporary facilities. During this period the best communication routes with Barbara are email or phone.

Staff & Officers

In what has been an eventful year, my thanks go to all of our staff, Gerry, Sean, Dean L & Dean U, who have continued maintaining the estate to the high standard we enjoy, furthermore they have carried out various improvement projects such as the flower beds at the entrance and in the parks. Barbara, too continued working, mainly from her home and Debbie Harries, our bookkeeper, has provided accurate and timely reports.

Finally my thanks to the other members of the Committee all of whom give their time freely without any financial reward. Their hard work and input, both at and between meetings helps in the smooth running of the estate.

Martin Narraway
Chair
Holly Lodge Estate Committee