

HOLLY LODGE ESTATE PLOT-OWNERS' 2023 ANNUAL GENERAL MEETING

CHAIR'S STATEMENT

Starting with the normal business;

Approval of the Nov 22 General Meeting. *Show of hands*

Election of Officers. As usual 3 committee members, one of whom is a Trustee are elected each year. This year there were three candidates and thus all are elected;

1. Widemar Spujit. Widemar was co-opted to the committee last year.
2. Mark Dixon. Mark lives on Hillway.
3. Nick Hughes, Nick joined the committee in 2021 and is a Trustee.

Activities

Parking & Security

Recently security has again been a significant issue with 7 burglaries since November, principally in houses backing on to open land (the cemetery or parks) and occurring in the early evening.

Security is not part of the HLEC's written remit and the survey carried out in 2020 showed that the majority of plot-owners were happy with the actions the HLEC had taken, notably the employment of the evening parking warden, Joynal. Following the burglaries and with the agreement of the HLEC a group of residents looked at organising a patrol however they found the cost prohibitive. They have written to the HLEC with various suggestions and we will be responding but currently I don't expect there to be significant changes to the steps the HLEC takes.

We have approached the police and they plan to hold some surgeries where residents can seek advice on how to better secure their property, they have also increased their presence on the estate.

ANPR trial

Despite good progress having been made by last summer, MET, our parking contractor, has still to finalise the installation. It is still the HLEC's intention to trial the introduction of requiring visitors to the top of the estate arriving after 20.00 to need online authorisation by a resident so as to reduce the use of the area for parties, etc.

Electric Vehicle Chargers

We have 43 registered users which is slightly disappointing as it hasn't increased since November, however consumption has gone up by 67% compared to last year. Sales this year are the equivalent of 18,000 miles which can only be helping the environment

Major Projects

Reinforcing the idea that things are getting back to normal In March we resurfaced Robin Grove and the Oakeshott / Hillway junction. There were some hiccups in communications, and I apologise to those residents who were affected by the closed gates, etc.

Gardening Committee

Wilding: Starting last autumn and after seeking professional advice, Dean has used a new approach to the wilding areas on the estate. We hope to see good results as the year unfolds, with a long season of colourful meadow flowers.

Trees

The tree subcommittee and our tree specialists, Wassells, have extended the tree survey to include mapping and numbering of the trees in the lower park and Robin Grove. This project is in early stages but will help us to monitor and protect the trees on the estate.

Fibre Broadband

The committee have been approached by G.Network who seek permission to install their fibre network onto the estate to feed the houses (Camden has arranged for the flats to be connected to Community Fibre). If the project goes ahead it will involve some disruption over a period of 3 or so months, the benefit will be access to the internet at speeds up to 1 Gbps (see their website). G.Network advised that the brief survey we sent out resulted in over 30 +ve responses or more than 10% of the plots

Bike Shelters

The proposal to allow Camden to install bike shelters has progressed and awaits Camden signing a lease prepared by our solicitor.

Suggestion Box

It was suggested that we could look at hosting a TerraCycle box. TerraCycle is a company that manages hard to recycle materials. Although by Tesco might seem a suitable location it's unlikely to be accepted by the residents. Another location is the Community Centre & I'm currently talking to them.

Finances

The Estate's unaudited accounts for the year ended 30th November 2022 are available on the HLE website (HLE.org.uk), hard copies are also available by contacting the Estate Manager.

The Treasurer, Ian Whittaker, will report separately in more detail.

Staff & Officers

Our new Estate Manager, Antonia, has settled in and is coping well with the role. She's successfully accomplished the issuing of over 500 new parking permits.

The rest of the team, Gerry, Dean, Sean & Nicola continue to maintain the estate to a very high standard. Much of the summer is spent mowing (except for May) and during the winter they got on with painting railings, repairing paths, and in Dean's case refurbishing the ornamental gates to the upper park and building houses (& flats) for wildlife (lower park by the yard).

Ronnie Day who joined the Committee in 2019 has decided to step down. During her time on the committee she has been the Secretary – a time consuming and active role. I would like to thank her for all her work and her contributions to the effective running of the committee.

I also thank the other members of the Committee for their hard work and input, both at and between meetings.

Martin Narraway
Chair
Holly Lodge Estate Committee