

HOLLY LODGE ESTATE

CHAIR'S STATEMENT

HALF-YEARLY GENERAL MEETING 15TH NOVEMBER 2023

Operations

This summer has been quite busy with various activities;

Yards, Grounds & Gardens.

The adoption of No-Mow-May met with mixed reactions, some residents approved, others disapproved, the majority were silent. Our staff also raised concerns, the strimming of the steep banks was very arduous and higher risk than regular cutting. In September we reviewed with the staff our tactics for next year and have agreed;

- a) Maintain the permanent wilded areas at the end of each avenue & parts of the parks as defined last year. Also let the wilded areas extend to the edges of the roads and paths.
- b) Implement No-Mow-May on the southern verges of the avenues only, these are generally less steep and thus easier to trim in June.

Cycling.

Each of the mansion avenues has had a bike hangar installed and which are now fully utilised.

A further bike gate is to be installed in Bromwich Avenue to encourage cyclists to not use the pavements. A gate is also to be installed on the Robin Grove track, just south of the garages, to stop cyclists using the track as a short cut (pedestrian access will be maintained via a 'kissing gate').

Additionally, we will be adding some 'SLOW' markings to the road surface of Hillway and have designed some banners that can be temporarily erected on Hillway to remind cyclists to slowdown when descending the hill.

Parking Contractor

We've had negligible communications with our contractor MET Parking Services regarding the enforcement of our parking regulations. We were speaking to them regarding the implementation the ANPR zone above Oakeshott where vehicles arriving between 20.00 & 06.00 and staying for more than 10 minutes at the top of the estate would need an E-Permit (online approval), however there has been silence on this since October 22. The only communication was a 19.7% increase in their rates in October 22 and which when challenged remained unanswered. It's uncertain why this has occurred, MET gaining a major contract and a senior manager being involved in a serious accident (possible car or skiing) are 2 suggestions put forward.

Earlier this year we started looking for a new contractor and since 01-Nov our contractor is Capital Car Park Controls (CCPC). Joynal remains our evening parking attendant and there will be visits by visiting CCPC wardens so other than the change of signage the only other changes are to be;

- Requirement that vehicles entering the zone between the Oakeshott Avenue junction on Hillway to the Highgate West Hill junction with Holly Lodge Gardens between 8pm and 6am

and staying more than 10 minutes must be authorised by a HLE resident issuing an E-Permit created using the HLE portal on the CCPC website. Date of implementation tba.

- Instead of paper notes, visitors may also be authorised by creating an E-Permit on the HLE portal accessed from CCPC's website.

Implementation dates for the above will be separately advised.

Rules

The elections earlier this year highlighted that some elements were too restrictive, notably the requirement that a Trustee can only hold 3 consecutive terms and that one Trustee must resign each year. A Trustee is little different from a committee member and these rules added costs (currently c£250 to change a Trustee at the Land Registry), unnecessary complexity in requiring a Trustee resign each year and gave no benefit. The other changes are requiring that motions proposed at General Meetings should have the support of at least 5 plots and granting the Committee the power to decide which method of voting to use provided the chosen method is secret, secure & free from interference. The last is retrospective as the current version required prior approval at a general meeting, obviously not possible during the Pandemic when we first started using Election Runner.

Motions

No motions received from residents.

Staff & Officers

Our thanks go to Gerry, Dean, Sean & Nicola, all of whom execute their duties well and give us the estate we enjoy today. And also to our manager, Antonia, and of our bookkeeper, Debbie.

Finally, but not least, my thanks to my fellow committee members, together, the team help create the estate we all enjoy today.

Martin Narraway

Chair

Holly Lodge Estate Committee