

Holly Lodge Estate Committee Office, Opposite 8 Holly Lodge Gardens, London, N6 6AA

HOLLY LODGE ESTATE

CHAIR'S STATEMENT
HALF-YEARLY GENERAL MEETING 19 NOVEMBER 2026

Operations
This summer has required much more watering than usual due to the lack of rain. The team have been busy keeping the estate looking cared for and ensuring as many plants and trees survived.

Yards, Grounds & Gardens.
Mowing has been reduced but recently strimming has started. Some of the wilded areas were more successful than others and the team is reviewing this for next year. The adoption of No-Mow-May continues and the following policy will be applied.
a) Maintain the permanent wilded areas at the end of some avenues and parts of the top and lower parks as defined.
b) Implement No-Mow-May on the southern verges of the avenues only, these are generally less steep and thus easier to strim in June.

Parking Contractor
Our new contractor Capital Car Park Controls (CCPC) has been working on the estate since 01-Nov 23. Joynal has, fortunately for us, decided to return and is working on a rolling monthly contract while he investigates other opportunities. For the upper part of Hillway from Oakeshott Avenue and all of Holly Lodge Gardens ANPR is in use. This seems to have had a good effect on the number of incidents in an around the top park. We are still investigating using ANPR on the area by the Tesco beds to allow our residents the use of that short term parking.

Staff & Officers
Our thanks go to Gerry, Dean, Sean & Nicola, all of whom have worked hard over this year to enable all of us to benefit from our estate, and to our manager, Antonia, and to our bookkeeper, Debbie.
My thanks go to Widemar Spruit who due to family commitments has stepped down from the Committee but we have co-opted David Hanson to join us.
Also, last but not least, my thanks to my fellow committee members whom together with the team help create the estate we all enjoy today.

Pippa Rothenberg

Chair

Holly Lodge Estate Committee