

THE HOLLY LODGE ESTATE

HOLLY LODGE ESTATE MANAGEMENT COMMITTEE MEETING 13 JULY 2021 19.30 ZOOM MINUTES

Attendees: Rob Schoenbeck Chair & Trustee, Martin Narraway Vice-chair & Trustee, Ian Whittaker Treasurer, Pippa Rothenberg, Ronnie Day Secretary, Li Weinreich, Nick Hughes, P. Jacobs, Barbara Wheatley Manager

Apologies: Rosie Durant

<p>1. Committee issues</p> <ul style="list-style-type: none"> a. approval of meeting minutes from 9 June 2021: approved. Previous approved minutes to be signed by MN/RS. b. matters arising from minutes: to be dealt with during meeting. c. A few words from the Chair. Discussion about goals/mission statement: please add more suggestions, to be presented at Nov half-yearly mtg. d. I. Whittaker trusteeship progress: in hand e. It was noted that occasionally members of sub-committees are not always included in meetings, thereby resulting in miscommunication and misunderstanding. As a whole, the committee has been working well together and it is important for each of us to maintain the harmony and esprit d'corps we have achieved through good communication. 	<p>MN/RS ALL IW</p>
<p>2. Health and Safety</p> <ul style="list-style-type: none"> a. LTAs, accidents, near misses: none to report b. HLEC contractors: Premier Piling 	
<p>3. Finance</p> <ul style="list-style-type: none"> a. bank account balances and MA: Barclays £224k, Barclays deposit £298k, Close Brothers £111K Discussion re: investing money to gain better rate of interest. Will not be pursued atm. b. outstanding EMF: half-yearly invoices have been sent out to approx. 12 debtors by D. Harries. c. IW to speak to J. Trenner re allocation to estate maintenance from last year. 	<p>IW</p>
<p>4. Operations</p> <ul style="list-style-type: none"> a. Estate Manager's report/forecast b. Skips: MA24, LA06, LA25, LA27 c. Staff search / replacement: 'Horticruitment' will be given contract to source employee: cost approx. £3500 + vat, payable on employment. Agreed. Possibility of employing GH son for summer to cover vacant post: If son wants to apply for the full time job he must go through Horticruitment process. 4 interviewers: GH, RS, LW, BW. (RDur as a backup.) d. Website update: MN & PR have compiled a specification and website designer to be sought. Put website designer request in newsletter. e. Suggestion box button to be put on website. 	<p>GH/RS LW/BW RDur MN/PR</p>
<p>5. Estate Security</p> <ul style="list-style-type: none"> a. Incident Log and summary Fewer parking incidents, but attack took place on local PC. New Camden Sergeant N. O'Hara will visit estate for walkaround on estate. 	<p>BW/MN/RS</p>

<p>6. Parking</p> <p>a. ANPR trial update: trial up and running but no analysis yet from MET. Camera hoods not yet delivered Hope to launch end July/ beginning Aug 2021. Manual for existing software needs updating and be easy to use. ZOOM explanation /information meeting for residents on 24/25 July (<i>post meeting: delayed due to lack of information from MET</i>)</p> <p>b. MET reports</p> <p>c. PCN Cancellation Guidelines: approved by Parking Sub Committee</p> <p>d. Anti-skid works and full road closure on HWH. Merton Lane to 78 HWH from 5-7 Sept. 2021. LBC to confirm details.</p>	<p>MN/NH</p> <p>BW</p>
<p>7. Projects</p> <p>a. EV update.</p> <p>b. Yard update: concrete area finished, fencing 99% finished. Waiting for workshop container (another 6 weeks), then other container can be installed.</p> <p>c. Mirrors: to be installed on HWH opposite top gate on West Hill Park land. Cost £500 Robin Grove exit mirror: possibility to be looked at. Swains Lane mirrors: speak to Tesco re cleaning.</p> <p>d. Roundabouts: £47k estimate received, awaiting 2 other estimates. Will have to be looked at in next year's budget.</p> <p>e. LA30 & 32 drain problem: new pavement drain & gulley to be installed £4600: agreed</p> <p>f. Gulley sucking: to be organised</p>	<p>MN</p> <p>RS</p> <p>MN</p> <p>MN</p> <p>BW</p>
<p>8. Gardens</p> <p>a. Gardens subcommittee update: Several resident's complaints for and against the wilding project, generally more residents against wilding project than for it. Wilding project has been very tricky to manage, mainly due to H&S practicalities of unmown long grass Estate has already provided:</p> <ul style="list-style-type: none"> • Logs along both sides of Lane for bugs • Half of lower park is left meadowed • Limes pollarded 50% at a time • Wild-flower bank in ornamental garden • Insect friendly beds by Tescos and in Ornamental garden <p>Front and rear gardens of houses and flats as well as the cemetery, Waterlow Park and Hampstead Heath in very close locations, provide insect, bat and bird corridors. Wilding project needs review by gardens committee, meeting to be arranged. Ask for residents' suggestions on website suggestion box. Put article in newsletter to inform residents that the project hasn't been as successful as intended, that the long grass will be cut to tidy up in some areas on the avenue following the heavy rains. This will be looked at again in the autumn to plan for 2022.</p> <p>b. The manager suggested that the grounds team be shadowed so it can be seen exactly what range of work is done.</p> <p>c. Leylandii removal application: Wassells are ready to progress with renderings. Tree committee to discuss replacement trees: liquid amba, evergreen?</p>	<p>RDur/PR, NH/RDay BW/GH</p> <p>RDur/PJ</p>
<p>9. AOB</p> <p>a. Summer Party update: provisional date 26.9.21, depending on government guidelines.</p> <p>b. Planning permissions Swains Lane restaurants: PJ to provide a draft of his objection to Roni's application and each member of the committee is invited</p>	<p>LW</p> <p>PJ/RS</p>

<p>to submit an objection along these lines. The more responses Camden receives the stronger the objection.</p> <p>c. 21 A&B Swains Lane planning application to convert residential to office space. HLE CAAC has already sent objection. Flat owner’s workmen are parking on estate. Should office staff and clients be permitted to park on estate? To be discussed in Parking sub-committee.</p> <p>d. R. Elliott & BW have put in a submission to LB Camden, singing community praises. LB Camden will feature HLE interviews etc on website.</p>	RS
<p style="text-align: center;">MEETING ENDED 21.48</p> <p style="text-align: center;">NEXT MEETINGS:</p> <p style="text-align: center;">10 AUGUST 2021 @ 19.30 ZOOM/14 SEPTEMBER 2021 @ 19.30 ZOOM</p>	