

HOUSES MANAGEMENT BOARD (HMB)

REPORT ON ACTIVITIES SINCE THE 2019 ANNUAL GENERAL MEETING

NEW STRUCTURE - This has been the first year of operation of the HMB since it was created by the approval of the new HHGERA Constitution at last year's AGM. The constitution introduced a new two-part structure, with HHGERA being a "normal" residents association representing the interests of all the houses and flats residents on the estate. The HMB was created to mirror the Flats Management Board and to manage HHGER Ltd., the company that owns the communal gardens and service roads shown coloured red and blue on the plan attached to the constitution. This is all the communal gardens and service roads on the estate not owned (and paid for) by the Flats.

The purpose of the HMB is to:

- Manage and maintain the communal gardens and service roads owned by HHGER Ltd.
- Raise the monies required to manage and maintain those gardens and service roads via an Annual Houses Service Charge or other means as appropriate
- Appoint and manage a contractor to undertake those works
- Properly administer HHGER Ltd

The new structure has worked well, helped by the fact that this has been a relatively quiet but industrious year.

GARDENS - The works to implement the Princes Gardens Restoration Project are now complete. The official "opening" celebrations were due to take place at the beginning of May, but these have been put on hold due to the Coronavirus restrictions. Watering will continue for another year to ensure the trees and shrubs become properly established. The Princes Gardens Restoration Project was the first phase in a 10-year long project to ensure that the communal gardens look as good as possible by 2028 – the 100th anniversary of the estate. The gardens budget was increased last year and the contractor has spent more hours on the estate with visible improvements.

SERVICE ROADS - only minor works have been undertaken to the service roads this year, with 3 gate locks being repaired or replaced, 4 streetlights being repaired and new signs fitted to the gates. In addition there has been the annual vegetation cut back and leaf clearance. However, the service roads continue to consume a lot of officer time trying to resolve parking problems, fly tipping, skip administration and the on-going problems with refuse collections.

COLLECTIONS - Service charge collections in 2019 were c. £17,500. This amounts to over 80% of households paying the charge. Collections are down on 2018 due to more difficult conditions.

Almost 70% of residents paid by bank transfer which is the most convenient way to pay. We encourage payment by bank transfer more than ever since it reduces the need for personal contact, this is clearly important nowadays.

It is the dedicated work of our Service Charge collectors which brings in the funds that keep our estate secure and attractive. We need volunteers to help with collections so if you can help please contact neil@hhgera.com.