

[DRAFT] Minutes of the AGM of Monken Hadley Common Trust (“MHCT”) on 10-11-25

The meeting commenced at 7.35pm with 25 members in attendance. Andrew Walker (“AW”) chaired the meeting and Gary Chambers (“GC”), the Secretary, took the minutes.

1. Apologies for Absence.

Apologies were received from John Hall, Phil Keown, David Glass, Filip Slipaczek, Val Jerwood, Phil Harding, Nicholas Rule & Mrs V Ward.

2. Minutes of last AGM to be approved

Chris Moon proposed approval of the said minutes & Roger Headey seconded the proposal. There were no objections.

3. Matters arising from said minutes

Chris Moon asked about the legacy left to the Friends of Hadley Common. GC advised that the executors accepted that MHCT as a successor charity was entitled to the legacy. The main asset of the estate was sold on 30th October & the solicitors were in the process of distributing the legacies. After that the Trust expects to receive 1/18th of the residue. It is hoped to receive more than £40k soon.

There were no other matters arising.

4. Retirement and election of trustees for decision

GC referred to the Notice of AGM & explained that John Hall (who was absent) & Barbara Taylor were required under the Constitution to retire by rotation, but both wished to be re-elected. The members voted in favour of their re-election & there were no objections.

GC asked if any members wished to be elected. Roger Headey proposed that Rev Francesco Aresco be appointed as an additional trustee & Barbara Taylor (“BT”) seconded the proposal. On a show of hands 9 members voted in favour with no objections.

It was discovered subsequent to the AGM that the election of Rev Aresco was technically invalid as his candidacy had not been made known in time to be included on the agenda according to the Constitution. Following consultations it is expected that, in due course, the trustees will co-opt Rev Aresco as a trustee until the 2026 AGM

5. Trustees’ Annual Report for period 1-4-24 to 31.03.25 and receipts & payments accounts for the same period.

GC explained that the Treasurer, Phil Keown, was absent. He was engaged on Trust business addressing the Barnet Council committee considering our application for a

grant from the Community Infrastructure Levy Fund in respect of the cost of repairing the embankment to Jack's Lake.

AW promised to do his best to answer questions, but in the event, there were none.

6. Curators' Report

Roger de la Mare ("RdIM") introduced the report as produced by his co-curator Jonthan Hewlings & himself.

The priority has been to protect & maintain a semi-natural place for the benefit of visitors. The Trust is challenged by people who do not respect the Common. The curators have goals. The aim is to keep the Common tidy, but persons unknown have dumped stolen mopeds & set fire to them. The volunteers must clear up the mess & the Trust must pay for these vehicles to be taken away. Revellers throw away nitrous oxide canisters; dog -owners tie bags of poo to trees; fly-tippers dump rubbish in Bakers Hill carpark. CCTV is being considered as a deterrent & to catch culprits.

Keep the Common safe and accessible. Trees near paths & roads must be surveyed by our tree surgeon so that failing trees can be made safe. Fallen trees & branches near paths & roads must be cleared. Brambles are removed from paths.

Keep it attractive. The ponds must be cleared of weed to a large degree. The grassland is mown annually.

To help the Common realise its potential. Ilona Domnich & her musicians put on four classical music concerts besides the very scenic Jack's Lake assisted greatly by the volunteers. The visitors to the summer evening concerts are present with the Common at its best. These visitors are sometimes unaware of the charms of the place. We have been good neighbours to the London Borough of Enfield in its scheme to alleviate flooding in Parkgate Avenue & Crescent. The benefit to the Common is a new overspill pond and a raised path on a bund. That area has been improved considerably given its previous often muddy & inaccessible condition.

Maintain infrastructure. Mention has been made already about the need to secure the embankment to Jack's Lake. There are five grade II listed gates at different entry points to the Common which must be repaired & maintained periodically. The pound between the Crescent and Hadley Common Road is to be restored & marked by an information board.

All the above tasks maintain a steady state. The recently commissioned Ecology Report by John Dobson sent out to all members of the Trust is a step to extend our approach. It will be adapted to meet the Trust's primary objects as set out in our founding statute & our Constitution. They are quoted in the Trustees' Annual Report.

Chris Moon asked a question having skimmed through the far-reaching & profound report. Had a plan been produced before? RdIM answered that it had in the shape of a Woodland Management Plan which had been designed to take us through to 2027.

Linden Reilly (“LR”), a trustee, then spoke about the Dobson Report. She agreed that it was ambitious but felt that there were small things we could do to get it going & over time take bigger steps. Les Bedford would be helping to produce maps of the different habitat areas. Labour might be a problem in seeking to achieve some goals. David Glass, a member & volunteer, introduced Dave McCormack of Friends of the Earth. He advised & discussed the Dobson Report with Harriet Duffield, Biodiversity & Conservation Officer at LB Barnet. Harriet suggested that the local Skills Training Centre could run some courses on the Common e.g. chainsaw use & tree management under supervision. Another possible collaboration might be with Harrington Gardeners sending young people to help on the Common on such tasks as halo-pruning, dead-hedge creation & management of invasive species. There has been discussion with the CPRE pursuant to the London Tree Ring Initiative.

Harriet has given the volunteers a lesson on the iNaturalist app with a view to our sending information to Greenspace Information for Greater London. The volunteers were encouraged to log on to the Woodland Trust Ancient Trees Inventory so that it can be updated as currently only 4 ancient trees are recorded. Information was submitted to the London Local Nature Recovery Strategy Survey. LR believed that the Trust could benefit from funding opportunities the more work was put into this area.

RdIM made the point that different interests must be balanced in implementing & using the report. Bill Boyes explained that on top of our primary objects, by virtue of its statutory status as a common, the public are allowed into every square inch of the land. No part of the Common can be a nature reserve. AW cautioned that we must be careful of not spending our resources to meet goals set by a 3rd party. We have to cut our cloth to suit our means. We must balance the Common being semi-wild with its being a place for people to enjoy. Philip Hulme agreed with AW. Financial resources were limited & the environment was only one stakeholder.

7. Secretary's Report

GC expressed the hope that everyone present had read his written report. He updated it as follows. Re Church House the Trust’s delegates met the Church development committee on 7th November. The Trust’s proposals were discussed & the committee’s response is awaited. The design has still to be finalised & then the job will go out to tender. Therefore, the start date is still some way off.

Re the School traffic problems, GC summarised what he stated in the report. Any work to extend & widen the existing lay-by is contingent & far from imminent if it does proceed.

Re the two legacies, GC had already mentioned the expectation of receipt of a substantial sum soon. As regards the 2nd legacy nothing was expected even in the medium future as assets had to be realised & debts paid.

Re the damage to the white gate at the top of Hadley Road, the claim handler’s engineer had made a recommendation, obtained one quote & is liaising with LB

Barnet about obtaining listed buildings consent. They are seeking a 2nd quote. In the meantime, we have two quotes but limited to the repair/replacement of the gate itself & excluding the work necessary to fix the gatepost. The process is advancing albeit slowly.

Finally, re the felled oak at Folly Farm, GC had with him the arborist's report stating that the oak in question "was entering into a mortality spiral of decline". If anyone was interested in seeing the report they were invited to ask after the meeting.

There were no questions on the report or the update.

8. Any other Business

AW went round the room to check if anyone wished to raise other matters. No-one did.

AW thanked the officers for their hard work & in giving their "intellectual capital" for free.

BT thanked AW & Rosemary, his wife, for their hospitality in welcoming the trustees & officers to their home for meetings & supplying tea, coffee & biscuits.

The meeting closed at 8.18pm.

Dated 14th November 2025

Gary Chambers,

Secretary to the trustees.