

Blackheath Cator Estate Residents Ltd

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NEWSLETTER – Summer 2011

ANNUAL GENERAL MEETING 2011

The Company's 45th AGM took place on 14 June at St Michael & All Angels Church Hall.

Paul Reid and Carolyn Webb were re-elected and Jocelyn Rodin was elected to the Board. Tim Ford, Chairman, did not seek re-election.

The Board gives grateful thanks to Tim for his expertise in chairing the Board and for his invaluable input to the company since his election in 2009, and wishes him well for the future.

The list of current directors is as follows:

Roderick Armitage	John Bartram
Nicola Peers	Paul Reid
Jocelyn Rodin	Susan Stelfox
Carolyn Webb	Ian Woodward

The board will appoint a permanent chair in due course and has agreed, in the interim, that directors would chair meetings by rotation.

BCER Ltd may elect up to nine directors, and a further co-option may therefore be made in due course. Meanwhile, we would welcome hearing from shareholders who might be interested in coming onto the Board as a director.

Alternatively, if they prefer not to become a director, we would be very interested in attracting residents who would be willing to sit on either the Indoor or Outdoor Committee, possibly with a view to becoming a director at some future time, if they so wish. The Indoor Committee deals with issues such as planning, land and property rights, finance and litigation. The Outdoor Committee deals with roads and pavements, contracts, traffic management, trees, drains, lighting and security.

Please contact the office if you would like any further information or wish to discuss the matter.

FINANCE

The 2010 Annual Report and Financial Statements were adopted by shareholders at the AGM and a summary Income Statement and Balance Sheet has been posted on the Company's website. Copies of the full audited accounts are available on request from the BCER office at Chapman House.

ROADS AND PAVEMENTS

The following works were carried out this spring

Resurfacing of Manor Way

Renewal of a stretch of roadway in Priory Park

Renewal of the pavements to the south side of Brookway

Work is now underway to restore sections of pavement and roadway at the top end of Brooklands Park down to the junction with Brookway. It is planned to resurface this stretch towards the end of August. The southern stretch of Brooklands Park, where it meets with Manor Way, is likely to require extensive restoration. A highways engineer will be advising BCER on a suitable programme and it is likely these more extensive works will be undertaken in 2012.

Morrisons have replaced the section of gas main in Lee Road at the junction with Blackheath Park, which entailed closing off vehicle access to Blackheath Park, and we would like to thank residents for their co-operation and assistance in diverting via other roads during this two week period.

GATE MANNING CHANGES

The Board has elected to adopt permanently the gate manning changes which began on an experimental basis in March this year:

- Manned hours: 07.30 to 09.30
17.00 to 19.00
- Manor Way manned morning/evening.
- Pond Road/Morden Road manned/locked on an alternating monthly basis.
- Priory Park locked morning and evening.
- Blackheath Park to be open at all times.

July - Morden Road manned/ Pond Road locked
August - Pond Road manned/Morden locked.

The board felt the changes have helped to control unauthorised use of our roads and have the support of a majority of residents. However, these arrangements will be implemented on a flexible basis depending on traffic conditions.

If you still need to order a vehicle permit or a gate permit please download a form from www.blackheathcatoestate.co.uk or telephone the office so that we can send a form out to you. Please also contact the office if you are regularly experiencing difficulties with this new system and we will do what we can to help or advise.

We would remind residents that Wing Security are instructed to carry out random patrols of the Cator Estate roads and vehicles not displaying a valid permit or an appropriate visiting notice are liable to be wheel-clamped.

The Outdoor Committee will continue to monitor traffic control and will be considering various additional measures as options for the future, particularly if Government plans to ban wheel clamping on all private land are adopted.

BLACKHEATH PARK - CONSIDERATE PARKING

A number of Blackheath Park residents regularly approach the board raising concerns about commuter parking along this road. Residents often find it difficult to enter and exit their driveways as cars are parked too close to their crossovers and their visitors and contractors often have to park some distance away.

On behalf of these residents, we would like to ask drivers to avoid parking here if possible, to try to limit parking to short term stays and to ensure that their cars do not obstruct driveways.

BUILDING WORKS/REFURBISHMENT

In order that we can maintain the appearance and tranquillity of the Estate at a high standard, residents are reminded that construction work

and deliveries of materials to sites are only permitted between 8.00 a.m. and 6.00 p.m. on weekdays. Working at weekends is not permitted (this overrides Greenwich Council planning consent).

Residents intending to carry out building works or refurbishment can contact the office for a copy of the guidelines, or alternatively these may be downloaded from our website at www.blackheathcatoestate.co.uk

We appreciate that any building works are bound to cause disruption, but we feel sure you will share the Company's concern to minimise damage to the Estate, and disturbance to residents, by following the guidelines.

Developments – BCER levies a development charge on new/substantial development works, and also requires the entering into of a development agreement which involves the developer agreeing to abide by basic housekeeping aspects. The charge is for wear and tear to BCER roads, which would otherwise have to be met from the frontage charge. Residents are asked to contact the BCER office at an early stage when considering any substantial development.

EMAIL ADDRESSES

If you would like to receive updates on information in this newsletter and on other BCER Ltd issues, and you have not yet given us your email address, do please send it soon to: office@blackheathcatoestate.co.uk.

It is particularly helpful for us to have email addresses so that we can inform residents quickly about unforeseen events, such as the recent closing of the Blackheath Park gate.

On behalf of The Friends of Blackheath Halls BE A FRIEND OF BLACKHEATH HALLS

You will be supporting the Halls and helping to preserve our historic and cultural heritage at a difficult time when their funding is being cut. The Friends organise literary, architectural, musical and social events and also provide a link between the Halls and the local community. If you appreciate the special character of the village, this is for YOU! For more information, pick up a leaflet from the foyer or email us at: friends@blackheathhalls.com