

Blackheath Cator Estate Residents Ltd

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NEWSLETTER – Autumn 2009

ANNUAL GENERAL MEETING 2009

The Company's 43rd Annual General Meeting took place on 22 September at St Michael's Church. The Chairman's report and statement of accounts for 2008 were approved, directors were elected, and individual directors gave presentations on their particular area of responsibility following the conclusion of formal business.

The Chairman, Nicola Peers, explained that Derek Hyde had resigned in August and that John Bendall and Gillian Butler were retiring at the end of their second three-year term. Richard Hateley and Ian Woodward had offered themselves for re-election. Sincere thanks were given to those directors standing down, for their very valuable contributions to the Estate's management during their respective terms of office.

Eight nominations were received for the five vacancies on the Board. Ballot papers and proxies were counted the following day, resulting in John Bartram, Timothy Ford, Paul Reid and Carolyn Webb being elected and Ian Woodward re-elected to the Board.

Our financial director, Simon Hosking, will be retiring next year. It is imperative that the Board has someone with the relevant financial/accountancy skills to take over responsibility of that function following Simon's retirement. With this in mind, we would welcome hearing from shareholders who might be interested in fulfilling this important role next year. Those interested should kindly contact the office for more information.

GAS MAINS REPLACEMENT WORKS

MANOR WAY GAS MAINS REPLACEMENT
Advance warning to all residents of impending gas mains replacement works proposed for this autumn.

We would like to inform all residents that Southern Gas Networks will be replacing the old cast iron gas mains in Manor Way, part of Foxes Dale, and part of Brooklands Park.

The works are part of the ongoing programme of gas mains replacement in Greenwich. It is envisaged the work will start during October.

SGN and/or their contractors, Morrisons, will liaise with those residents directly affected by the works. However, other residents could find their journeys through the Estate disrupted by the proposed works, and might care to try and re-route their journeys accordingly. The work will be phased as follows:

Phase 1 – Manor Way from the junction with Parkgate to the junction with Brooklands Park (approximately 8-9 weeks). The pipe will be laid in the western side of the carriageway and will be done in sections. New domestic services will also be laid to some houses. A walkway will be maintained for pedestrians and the flow of traffic with priority boards.

Phase 2 – Foxes Dale from the junction with Manor Way up to outside 43 Foxes Dale, including some domestic supplies.

Phase 3 – Brooklands Park (west side) from junction with Manor Way along to No 42 (3-4 weeks)

Phase 4 – Brooklands Park (east side) from opposite No 54 to outside 83 Brooklands Park, including two domestic supplies (2 weeks)

Phase 5 – Manor Way (south side) from outside 83 Brooklands Park to Manorbrook, followed by decommissioning a further 388 metres of 9" cast iron pipe up to Quaggy Walk.

Please do not hesitate to contact the office if you would like any more information.

NEW PLANNING APPLICATIONS

DRAKE COURT, BROOKLANDS PARK

A revised application (ref 09/1620/F and 09/1603/C) has been re-submitted to demolish the side extension to Drake Court and the construction of 4 x semi-detached houses, garaging and associated works. The semi-detached houses are now lower in height with less prominent roofs, and are to be built in red brick to harmonise with the locally-listed Drake Court.

BLACKHEATH HALLS

A proposal for a change of use of the electrical sub-station for use as office studio, education and storage space for Blackheath Halls (09/1613/F) has been granted consent by Greenwich Council.

FINANCE

The accounts for the financial year 2008 were presented and approved at the AGM. There was no increase in the Estate Charge between 2007 and 2008, although overall income was down when compared to the previous year.

During 2008 the routine ongoing maintenance of the Estate continued. Improvements were made to many of the roads and pavements, including substantial works to Morden Road, the northern end of Pond Road, and Meadowbank. A number of long standing drainage problems were solved through the installation of new road gullies. The standardisation of lanterns on the Estate continued and a new replica archway light was installed at the end of the Parkgate passageway. Overall the Company had a surplus for the year, thus the finances of the Company are sound and reflect the ongoing work of keeping the Estate in good order and repair.

Improvements for 2009 are continuing in line with the budget forecast presented in the June 2009 Newsletter.

BLACKHEATH FIREWORKS 2009

8.00 P.M. SATURDAY 7 NOVEMBER 2009

PLEASE NOTE THAT
BLACKHEATH PARK, POND ROAD, MORDEN
ROAD AND PRIORY PARK GATES WILL BE
LOCKED BETWEEN 6.30 PM AND 8.30 PM

ACCESS WILL BE VIA THE MANOR WAY
GATE ONLY

BLACKHEATH CATOR ESTATE NEIGHBOURHOOD WATCH

The following article has kindly been provided by Peter Moss, Chairman of Blackheath Cator Estate Neighbourhood Watch.

Cator Estate residents are fortunate indeed to live in a part of London where in addition to the relative peace and rural ambiance that the estate provides, we enjoy a strong community spirit amongst our neighbours, evidenced by the fact that the estate has 32 Neighbourhood Watch street co-ordinators - an astonishing number of public-spirited people who are willing to serve their neighbours in this role. Every three months co-ordinators meet with our local police representatives who tell us about crime trends and the ways we can tackle them, while we let them know of our concerns and what we expect police to do to meet them, and although crime and anti-social behaviour on the estate is always a concern, we know that such incidents are much lower here than in other parts of Blackheath or south-east London. A quarterly Newsletter giving facts about crime and crime prevention advice is delivered to every home on the estate. Blackheath Cator Estate Neighbourhood Watch is funded by BCER Ltd.

So what does Neighbourhood Watch do? Well, amongst other things it:

- encourages us to be good neighbours by keeping an eye out for each other, to be aware of your elderly and other vulnerable residents and to report to police anyone behaving suspiciously,
- encourages us to take sensible steps to protect ourselves, our property and vehicles,
- encourages neighbours to report all crimes. If police don't know about crimes, they can't allocate resources to combat them,
- shares with other co-ordinators information about local criminal activity.

We try to keep each co-ordinator's patch as small as possible by having a large number of volunteers, so if you feel you are able spare half-hour or so each month in this not very arduous job, please contact Peter Moss of 020 8852 9326 or email on bcernw@tiscali.co.uk.