

Blackheath Cator Estate Residents Ltd

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NEWSLETTER – Christmas 2011

The Board would again like to wish all residents a very merry Christmas and a happy and prosperous New Year.

FINANCE

Estate charge: the Board has decided that there will be no increase in the estate charge next year.

BCER is in the process of setting up a direct debit facility for future collection of Estate Charge payments. If you would like to pay your Estate Charge in this way then please contact the office for further information.

BLACKHEATH CATOR ESTATE OFFICE

Miriam Hier has given up her job as Administrator of BCER Ltd, so that she can expand her other job at Revo Media. Miriam is, however, continuing to deal with the accounts for BCER on a consultancy basis working one day a week, normally on a Monday.

BCER is now in the process of re-structuring the office, but the main point of contact continues to be with Vicki Graham at the estate office.

ROADS AND PAVEMENTS

Brooklands Park has been resurfaced from the junction with Blackheath Park down to the junction with Brookway. The delayed re-tarmacing and relaying of brick pavoirs at the entrance to the estate from 1 to 5 Blackheath Park has now also been successfully completed.

Works approved and scheduled for completion in 2011 include renewal of pavements along the southern stretch of Brooklands Park, from the junction with Brookway down to the junction with Manor Way, and attending to the potholes in upper Parkgate.

The Outdoor Committee is in the process of preparing its programme of work for 2012 which will include reconstruction of Brooklands Park from the junction with Brookway to Manor Way.

The specification and detail is currently being worked up by our appointed civil engineer, who will act as project manager and deal with the tendering process on BCER's behalf.

We are also planning the reconstruction of the section of Blackheath Park west from number 107 to the Morden Road junction and, if funds are available, the resurfacing of Brookway. Further details of this and any other works will follow in future editions of the newsletter.

GATE MANNING

The Outdoor Committee and Seasons Landscapes have had regular meetings to discuss the current gate manning arrangements and to resolve any issues that may have arisen.

We would be most grateful if residents would inform visitors and tradesmen of the restrictions and remind them that entry and exit during manned hours is via the Blackheath Park gate.

May we also request that residents slow down when approaching the gates and be patient when the gatemen are stopping vehicles, particularly during dark evenings and mornings. Please display your permits prominently in the windscreen so that the gatemen can wave those vehicles through without undue delay.

Please also contact the office if you are regularly experiencing any difficulties with the arrangements and we will do what we can to help or advise.

Seasons have mentioned problems turning vehicles round in Pond Road, which is quite narrow, and have queried whether that gate could be shut during the rush hours and Morden Road be manned, rather than the existing monthly rotation arrangement between the roads.

The board felt that this could be unfair to residents, but that it would keep the matter under consideration.

Please send any comments on this idea to the office to help prepare for a discussion at the **2012 AGM on Tuesday 3 July**.

The times of the gate manning operations are:

- 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.

WHEEL CLAMPING

The government's Protection of Freedoms Bill, currently going through the last stages of the legislative process in parliament, contains a clause that will ban wheel clamping on all private land. It gives no concessions for estates such as ours to derogate from the ban.

The board, with the help of the Rev Adam Scott, has been lobbying our local MPs, and members of the House of Lords, to exclude estates such as ours from this provision.

However, we are advised that the clause will remain in the Act which is likely to come into force early next year and the Board has therefore decided to implement the only available alternative to deter illegal parking on the estate.

We have met with Wing Security to discuss switching from wheel clamping to ticketing (**Parking Charge Notices**) and are in the process of agreeing replacement wording to be placed on the existing signs at the entrances to the estate and on the 'repeater' signs throughout the estate.

We anticipate that the new signage will be put up during the last two weeks of January, with the switch to PCNs starting in February or early March 2012.

BLACKHEATH PARK - CONSIDERATE PARKING

As reported in the last Newsletter, a number of Blackheath Park residents have raised concerns about commuter parking along this road. We would appeal to residents who use the stretch near the station for all day commuter parking, particularly those who drive very short distances, to consider leaving their cars at home.

This would help free up space for those residents, particularly the old and infirm, who need to make short term trips to the Village.

EMAIL ADDRESSES

It is particularly helpful for us to have email addresses so that we can inform residents quickly about unforeseen events, such as the recent request by Morrisons (the contractors for the Lee Road gas mains replacement works) to close the Manor Way gate.

If you are on email, but have not yet given us your email address, do please send it to us soon at: office@blackheathcatorstate.co.uk.

Christmas Services at St Michael's Church

18 December 10.30 a.m.

Morning Service & Sunday School Nativity
6.30 pm: Carols by Candlelight

20 December 6.00 pm

Carol singing & visits to Aldington House and The Gables

24 December 3.30 pm

Christingle Service and procession through the Village.

11.15 pm Midnight Communion

25 December 9.00 am

Communion Service

10.30 am Worship Together: a short 45 minute service for all ages