

Blackheath Cator Estate Residents Ltd

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NEWSLETTER – Spring 2010

ANNUAL GENERAL MEETING 2010

The Annual General Meeting will be held on Tuesday 8 June 2010 at 8.00 p.m. at St Michael & All Angel's Church Hall.

There will be four vacancies on the board in accordance with the provisions of the company's Articles and nominations are invited. Nomination forms for anyone wishing to stand for election to the board should reach the joint Company Secretaries (between 17 May and 5 June) and any enquiries should also be addressed to them at Chapman House.

The board is pleased to announce that Susan Stelfox was co-opted onto the board in March. It will be proposing Susan Stelfox for election at the AGM and as successor to Simon Hosking who will retire then. The board wishes to thank Simon, who has overseen the company's finances since 2004 and who was chairman in 2008-09.

FINANCE

A financial forecast for two years is included overleaf. It shows the actual expenditure and income (subject to audit) for last year (2009), together with this year's budget (2010) and a forecast for 2011.

The modest increases in the Recurring Expenditure for both 2010 and 2011 are mainly due to the need for extra routine footpath and road repairs because of the hard winter this year and the need for better salt provision next year.

Estate Improvements are again targeted at specific major road works. In 2010 major works will be undertaken at the eastern end of Blackheath Park as this stretch has badly deteriorated in recent years. The rolling program of pavement improvements, drains and lighting will continue and a schedule will be available shortly on the BCER website.

Costs regarding the litigation against BCER by the Huntsman owner have been included for 2009 and 2010. The 2010 costs are based on estimates and include a contingency.

The Estate Charge figures for 2010 and 2011 are based on a no increase situation. Whilst the board will try to keep to this, it is necessary to review the financial position of the Company each December before deciding on the rate to be charged.

CIRCULATION PERMIT RENEWALS

Any resident who has overlooked renewing their circulation permit is urged to contact the office without delay. Wing Security will soon be authorised to wheel-clamp any vehicles displaying an out-of-date permit.

BURNING OF GARDEN RUBBISH

Residents are reminded that the burning of garden waste by contractors and trades people is not permitted. All such waste should be removed from the premises and taken to an appropriate waste site. For full guidance contact the Environmental Protection Team at Greenwich Council
Tel: 020 8291 8166 or 8167

TREES AND SHRUBS

In memory of Hazel Nelson, the verge at the eastern end of Blackheath Park (opposite Sweyn Place) has been planted with native species in order to establish a wild hedgerow. Plants include blackthorn, elder, hawthorn, hazel, holly and wild rose. Two beech trees have been planted in the verge and wild flowers will continue to be introduced over the next couple of years. We hope this will become a diverse natural area that can be enjoyed by many for years to come.

We would like to remind residents that it is the individual resident's responsibility to maintain trees that are growing on land other than the verges or areas owned by BCER Ltd. All overhanging trees and shrubs should be cut back to above umbrella height so that they are not a problem to pedestrians.

BCER LTD - SUMMARY TWO YEAR FORECAST - MARCH 2010

EXPENDITURE	2009 Actual subject to audit	2010 Budget	2011 Forecas 4%
RECURRING EXPENDITURE			
General maintenance contract	43,896	43,900	45,660
Routine footpath & road repairs & potholes	7,929	15,000	15,600
Drains maintenance	1,328	1,340	1,390
Graffiti removal	3,000	3,090	3,210
Trees - maintenance	7,329	7,330	7,620
- re-planting		1,000	1,040
Traffic Control - contract	14,627	14,630	15,220
- extras	125	210	220
- clamping costs	40	310	320
Other maintenance costs	4,688	4,430	4,610
Administration - staff	40,260	40,950	42,590
- other office costs	5,521	7,210	7,500
- AGM / newsletters	2,007	2,020	2,100
Computers/IT	346	520	540
Premises rent	4,900	5,920	6,160
Planning consultation	1,925	2,580	2,680
Legal & professional fees	3,165	3,170	3,300
Insurances	14,634	15,150	15,760
Auditor's fees	750	3,610	3,750
TOTAL RECURRING EXPENDITURE	156,468	172,370	179,270
ESTATE IMPROVEMENTS			
Major road works			
Blackheath Park		50,000	29,600
Brooklands Park	3,872		
Manor Way	1,245		
Parkgate	3,974		
Other road improvements			10,400
Total road works	9,091	50,000	40,000
Pavement improvements			
Blackheath Park	15,510	11,860	
Brooklands Park	4,234		13,110
Brookway			7,800
Foxes Dale	7,704		
Manor Way		16,630	25,770
Morden Road			12,780
Parkgate	4,200	5,000	
Pond Road	7,200	2,330	
Other pavement works		4,190	540
Total pavement works	38,848	40,000	60,000
Kidbrooke & other developments - fees & other costs			
Huntsman planning application			
Planning & traffic advice & other consultancy fees	15,709	5,000	
Pre litigation legal advice	9,452		
Litigation costs	14,216	39,050	
Counsel's Opinion	900	3,900	
Further estimated disbursements		18,400	
Contingency for further costs		60,470	5,000
Total Kidbrooke & other developments costs	40,277	126,820	5,000
Verge improvements	268	3,000	3,000
Tree survey	2,970		
Additional tree planting + hedgerow	12,720	2,000	2,000
Lighting improvements	10,446	10,500	10,500
Drains improvements	20,303	21,000	21,000
Traffic Control - improvements	0	10,000	10,000
Crossovers (net)	1,800	3,000	3,000
Road lining	0	2,000	2,000
Pamphlets & brochures		500	500
Other improvements inc. signs	990	3,000	3,000
TOTAL ESTATE IMPROVEMENTS	137,712	271,820	160,000
TOTAL EXPENDITURE	294,180	444,190	339,270
Transfer to Contingency Fund - up to 7.5% of Estate Charge	24,295	0	3,670
TOTAL EXPENDITURE - (inc. contingency fund)	318,475	444,190	342,940
INCOME			
ESTATE CHARGE	323,932	323,940	323,940
OTHER INCOME	10,969	19,000	19,000
TOTAL INCOME	334,901	342,940	342,940
ANNUAL SURPLUS / (DEFICIT)	16,426	-101,250	0
CASH BALANCE AT 31 DECEMBER	349,977	238,240	230,530