

Blackheath Cator Estate Residents Ltd

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NEWSLETTER – Summer 2014

ANNUAL GENERAL MEETING 2014

The Company's 48th Annual General Meeting took place on Thursday 3 July 2014 at St Michael & All Angel's Church Hall in Pond Road. It was chaired by Carolyn Webb and attended by 49 shareholders.

The Report of the Directors and the Audited Accounts for the year ended 31 December 2013 were received and adopted. Matt Fearnley, Christina Lane and Ian Woodward were all re-elected to the Board for a further term and BCER Ltd is pleased to welcome one new director, Clare Cornwell.

Shareholders also approved the adoption of the new Articles of Association. These replace the previous articles dating back to the Companies Act 1948, which were reviewed by the Board in the light of the Companies Act 2006, and result in a new and composite single document. Copies are available from the Estate office.

The list of current directors is as follows:

John Bartram	Paul Reid
Clare Cornwell	Jon Taylor
Matt Fearnley	Carolyn Webb (Chair)
Christina Lane	Ian Woodward
Belinda Millar	

Rod Armitage continues as Company Secretary.

ELIGIBILITY TO ATTEND THE AGM

One or two residents came to the annual meeting believing they were shareholders in BCER Ltd. Purchasers of property on the Cator Estate normally take a transfer of the vendor's shares in BCER Ltd and this is dealt with by the solicitors in liaison with the Estate Office. But not all vendors choose to transfer their shares and these people therefore remain shareholders even though they no longer live on the Estate.

If any resident is unsure whether or not they are a shareholder, we would urge them to contact the office so that we may check our share register.

Any resident who is not an existing shareholder is invited to buy shares in BCER Ltd and shareholders may attend, speak and vote at all general meetings. The normal shareholding is one or two and can be issued in either single or joint names. Applications should be sent to the Estate Office with a cheque drawn in favour of BCER Ltd at £5 for each share applied for.

2014 PROGRAMME OF ESTATE WORKS

Residents will have seen the recent re-surfacing with golden gravel of Brooklands Park (south), Priory Park and the Blackheath Park spur road. These roads were originally resurfaced last summer but they unfortunately deteriorated. The contractor, Harris Road Contracts Ltd, accepted liability and has carried out the remedial work using a smaller 6mm size gravel, rather than the previous 10mm gravel, at no cost to BCER Ltd.

BCER has also carried out improvement work to the passageway from Blackheath Park to Parkgate, comprising extending the granite setts at either end to prevent ponding after heavy rain, and laying Breedon gravel on the path surface. Seasons carried out the work and we hope that residents are as pleased with the result as we are.

BROOKWAY ROAD AND PAVEMENT IMPROVEMENTS

Work to improve Brookway will start on Tuesday 26 August for a contract period of three weeks. During this time there will be no through traffic permitted, but residents of Brookway will have vehicular access to their driveways.

The contract has been awarded to Seasons Landscapes, following a tendering exercise by

our Highways Engineer, Colin Readwin, who will also act as project manager.

The works comprise renewal of the pavements and crossovers on the north side, repairs to the road, provision of new kerbing and an additional gully to prevent water accumulation on the eastern section and crossover reconstruction in the 'panhandle' circular section of Brookway.

Following completion of the contract, the final stage will be for the road to be resurfaced with golden gravel towards the end of September.

Other works programmed for autumn 2014 are:

Parkgate (northern section) - repair of potholes, construction of new crossovers and some improvements to the verge outside 4 Parkgate, followed by re-surfacing of the northern section of this road in the autumn with golden gravel.

Blackheath Park - repair to kerbs and granite setts between the junction with Brooklands Park and number 56. Resurfacing with golden gravel of the section from number 99 towards the west to Parkend/Sweyn Place.

The re-turfing of all the damaged verges will be carried out during the autumn.

BLACKHEATH HALLS

Blackheath Halls are undertaking a full refurbishment and repair of their car park including resurfacing, new fencing and removal of the old metal storage containers. The work is scheduled to start on Monday 4 August with an anticipated completion date of 29 August 2014.

HUNTSMAN PLANNING APPLICATION

A revised planning application for development of the Huntsman site was submitted to the Royal Borough of Greenwich with a deadline for receipt of objections of 9 July.

BCER responded with a number of suggestions, including requesting that the width of the shared cycle and pedestrian access to Manor Way be reduced to 2 metres throughout, the provision of additional bollards, the retention of the current wall and demarcation to be sufficiently substantial to prevent unauthorised vehicular and

motorbike use. BCER also requested reduction in the mass, scale and proximity of the development adjacent to 83/83a/85 Brooklands Park and for the houses adjacent to Manorbrook.

A copy of the objection letter is available to download from the BCER website, or on request from the Estate Office.

Further updates on the application will be placed on the Company's website as and when more information becomes available.

DOG WASTE BINS

Please may we request that residents use the dog waste bins for their intended use only. All general litter (but not household waste) should be placed in the regular litterbins sited throughout the estate. All bins are emptied on a weekly basis.

VEHICLE AND GATE PERMITS AND PARKING CONTROL

We would like to again thank all our residents for their support in managing the permit system.

By way of a reminder, and to update those who have recently moved onto the estate, parking controls are in place on the Cator Estate roadways at all times and are enforced by our contractors.

Residents wishing to park on the Cator Estate roads must display a valid vehicle permit to avoid being issued with a parking ticket.

Application forms for vehicle permits may be downloaded from the BCER website or are available on request from the Estate office.

Please may we remind all residents to make sure that their visitors and contractors are all aware of the parking controls and of the need to display a valid visiting notice in their windscreens at all times. Residents with a short term hire or courtesy car must also display a visitor notice in the windscreen.

Whether you are a resident or a visitor, if neither a vehicle permit or visitor notice is prominently displayed on the vehicle's dashboard, the vehicle is liable to receive a parking ticket.