

Blackheath Cator Estate Residents Ltd

The Old Bakehouse, 11 Blackheath Village, London SE3 9LA 020-8297-1210
office@blackheathcatorestate.co.uk www.blackheathcatorestate.co.uk

NEWSLETTER – JANUARY 2017

The Board wishes all residents a happy and prosperous New Year.

ANNUAL GENERAL MEETING 2017

This year's AGM will be held at St Michael's Church Hall at 8pm on Tuesday 20 June 2017, and it is hoped that as many shareholders as possible will be able to attend.

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 units, and it 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.

TRAFFIC MANAGEMENT

Traffic flow and speed surveys were undertaken in March and September of last year. As a result of these the Board is implementing a trial period of revised gate manning hours, a review of traffic calming measures and is continuing with increased monitoring/control of commuter/long term vehicles parked on Blackheath Park and the immediately surrounding roads.

GATEMANNING – REVISED ARRANGEMENTS EFFECTIVE MONDAY 13 FEBRUARY

One of the issues identified in the traffic survey is the increase in unauthorised traffic entering the estate through the Morden Road gate, starting from 7.00 a.m. before the gates are shut/manned, resulting in queues of cars exiting at Blackheath Park and Manor Way onto Lee Road. Following recommendations and discussions with the traffic management consultants, representatives of BCER, Seasons Landscapes, and comments from residents the Board has approved the following changes to the current gate manning regime.

Morden Road/Pond Road rotation of gate closing/manning will stop. With effect from Monday 13 February for a trial period of 3 months:

Morden Road gate will be closed every morning from 7.00 a.m. to 9.30 a.m.

(Pond Road manned from 7.30 am to 9.30 a.m.)

Pond Road gate will be closed every evening from 5.00 pm to 7.00 p.m

(Morden Road manned the same hours)

We recognise that this change may cause inconvenience to certain residents, and welcome feedback on the impact of the new arrangements once they are in place. Comments and feedback will be presented to the Board at a future Board meeting and can be discussed at the 2017 AGM.

PARKING

As advised in the summer 2016 newsletter, changes have been made in regard to long term/commuter parking. BCER has undertaken surveys to identify vehicles which are parked long term and/or for commuting purposes. It has written to those vehicle owners who are identified as frequent long term/commuter parkers asking that they do not use the estate roads for such purposes. Re-surveys were then undertaken to establish if there has been any change in patterns. We were pleased to note that some parkers had taken note of our request, and had reduced the number of days parking and in some cases, had stopped parking altogether. Our thanks to those drivers.

Those vehicles continuing to park on a regular basis have had their vehicle permits cancelled and a gate permit issued in its place.

We would remind residents of the Cator Estate and the associated Brooklands Estate that vehicle permits must not be used for the purpose of frequent all day commuter parking. The respective roads on the estate will be monitored throughout the year and if a car is frequently commuter parking the Board can withdraw the permit.

There have been several instances of obstructive parking along Blackheath Park, in the worst case a resident's car was completely blocked in by other cars and was unable to move the car from their drive for the whole day. In other cases, cars have been parked overhanging crossovers and thereby preventing the occupant's from exiting or entering their driveway. This has caused considerable inconvenience and stress. If you are parking on the carriageway please park considerately. BCER will consider rescinding the permits of those who persist in inconsiderate parking.

ROADS AND PAVEMENTS

The 2017 programme of works is being prepared and further information will follow.

SKIPS

We would remind residents that a skip policy may be downloaded from the website or is available from the office on request. Please do not deposit waste in other people's skips.

DEVELOPMENTS ON THE CATOR ESTATE

Residents are reminded that BCER levies a development charge on new/substantial development works, and also requires the entering into of a development agreement which involves the developer/owner agreeing to abide by basic housekeeping aspects. The charge is for the additional wear and tear to Cator Estate roads, caused by heavy construction vehicles, which would otherwise have to be met from the frontage charge. Residents are requested to contact the BCER estate office at an early stage when considering any substantial development.

The majority of residents on the Cator Estate support and understand what BCER is trying to achieve here, however some do not recognise that this objective is for the overall, long term benefit of all residents.

VEHICLE AND GATE PERMIT RENEWALS

The estate charge invoices and renewals were sent out in January. For non-direct estate charge payers for instance residents of Span estates and of the associated Brooklands Estate etc, renewal letters will be sent out in February, and renewals will be processed in the order in which they are received. Please be patient if you do not receive your new permit straightaway. All 2016/17 permits will remain valid until the end of March 2017.

VACANCY FOR ESTATE MANAGER

After 4 years running the estate brilliantly, we are very sad to say Mark Pitchford is taking a well earned retirement. We will be advertising for a new part-time estate manager, so if anyone is interested in the post, please contact the office and they will ensure that the job advertisement reaches you.