

Blackheath Cator Estate Residents Ltd

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NEWSLETTER – SUMMER 2017

ANNUAL GENERAL MEETING: 8:00 PM ON TUESDAY, 20TH JUNE 2017

The Company's 51st Annual General Meeting took place on a very hot, summery evening on Tuesday, 20th June at St Michael & All Angel's Church Hall and was chaired by Jon Taylor - 32 shareholders attended. The Report of the Directors and the Audited Accounts for the year ended 31st December 2016 were received and adopted.

Clare Cornwell, Christina Lane and Jon Taylor, were all re-elected to the board for a further term, maintaining the Board at nine.

NEW BCER ESTATE MANAGER

The majority of residents (those that we have e-mail addresses for) will know that Dave Owen has been appointed as the Estate Manager for BCER. Dave is a Chartered Surveyor of many years' standing; he is also a qualified Arbitrator and a Registered Mediator with the Civil Mediation Council.

Dave took up his duties on 22nd May and is part-time (usually Mondays, Thursdays and Fridays) and is working closely with our Administrator, Vicki Graham.

GATE MANNING (temporary arrangement to be adopted on a permanent basis)

As reported in the January 2017 Newsletter, revised gate manning arrangements were introduced (on a trial basis) in February 2017. Both BCER Ltd and Seasons Landscapes (which operates the gate manning contract) were of the view that the revised arrangements were an improvement and had resulted in a reduction in unauthorised traffic through the Estate.

This was borne out by very few complaints and favourable feedback at the recent AGM. The Board therefore resolved (at its board meeting on 12th July) that the temporary arrangements should continue on a permanent basis.

Future gate manning arrangements are therefore:

**Morden Road gate will be closed every morning from 7:00 am to 9:30 am.
(Pond Road manned from 7:30 am to 9:30 am.)**

**Pond Road gate will be closed every evening from 5:00 pm to 7:00 pm.
(Morden Road manned the same hours)**

Please remind all visitors that only permit-holders are allowed through the gates during manned times. Everyone else should enter the estate via Blackheath Park gate, which is open and unlocked.

TRAFFIC MANAGEMENT

BCER approved a quotation from our traffic management consultants, Phil Jones Associates, to prepare a report on Traffic Calming Strategy, to assess the effectiveness of the existing speed humps, proposed speed hump arrangement. The report has been produced and is being studied.

PARKING – “COMMUTER”/LONG-TERM PARKING

We are pleased that many residents have taken note of our requests to reduce parking along the busy stretch of Blackheath Park and around the Church. Our thanks to those drivers.

In regard to those that continue to park, BCER will write to those owners and remind them of the terms under which Vehicle Permits (which allow parking on Estate roads) are issued. Ultimately, Vehicle Permits will be revoked and Gate Permits (which do not allow any parking on Estate Roads) will be issued in their place.

PARKING – GEMINI PARKING CONTROL

We rely on residents making sure that all their visitors and contractors are aware of the parking restrictions on the Estate. Please remind all visitors and contractors of the need to display a clearly worded note in the dashboard (including which property they are visiting) at all times when parked on Estate roads. Failure to do so may well result in Gemini issuing their vehicle with a PNC (Penalty Notice Charge) which will be payable direct to it.

TREES

Our trees are an outstanding feature of the Estate and are protected within the Blackheath Park Conservation Area. We would like to remind residents that they must seek RB of Greenwich's consent before undertaking any felling or lopping.

Would residents please be mindful of trees and shrubs on their land which overhang Estate roads and arrange to have any offending branches and foliage cut back to no lower than umbrella height, to keep the pavements clear for passing pedestrians.

DEVELOPMENTS ON THE 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 rules. The Development Charge is for the additional wear and tear to Estate roads, caused by heavy construction vehicles, which would otherwise have to be met from the frontage charge. Residents are requested to contact the Estate Office at an early stage when considering any substantial development.

Residents will have seen the progress of the development at 8 Meadowbank, where we understand that the new house is nearing completion. More recently, the owners of 79 Blackheath Park have been granted planning permission to demolish the property and a new 4-bed property is under construction.

In both these cases, the owners understand what BCER is trying to achieve, and agreement has been reached with both to sign up to the development agreement and to pay a Development Charge.

BUILDING WORKS

For the benefit of new residents, building work (and other noisy work) may only be carried out Mondays to Fridays, between 8:00 am and 6:00 pm. Working at weekends and bank holidays is not permitted.

This overrides any restrictions contained in any planning permission granted by RB of Greenwich. For a copy of the Estate's guidelines, please refer to our website (www.blackheathcatoestate.co.uk) or contact the Estate Office which will be pleased to provide a copy.

FLY-TIPPING AND LITTER BINS

Fly-tipping of waste on the Estate and within the autonomous estates is becoming an increasing problem. Residents undertaking building work must ensure that their contractors hold the requisite waste disposal licence.

We would request residents to be vigilant and if they see any instances of fly-tipping, please try and get a registration number, which we will then be able to pass on to the relevant agency.

Please note that litterbins are for general litter (not for household waste) and are emptied weekly. There have been some instances recently of bags of household waste (including nappies) being deposited in the litterbins - please ensure that you do not do so.

EMERGENCY WORKS (BY THAMES WATER ON MANOR WAY)

You may be aware that Thames Water (TW) recently carried out emergency works to repair a leak in Manor Way (between Foxes Grove and Parkgate) - this was not notified to the Estate in advance and TW installed diversions to direct vehicles away from the section of the road that was affected.

Unfortunately, this directed vehicles up the lower section of Parkgate, which is an unmade road, over which the Estate has no control - despite efforts to prevent vehicles coming in via the Manor Way gate, many vehicles insisted on using that entrance.

The owners of that section of Parkgate have asked us to include the following in this Newsletter on their behalf:

“During the recent Thames Water emergency in Manor Way, traffic was diverted by Thames Water along Parkgate to bypass the repairs and the resulting damage to the lower end of that road was considerable. The lower end of Parkgate is owned and maintained by 17 residents, who paid for its resurfacing in recent years. It is neither owned nor maintained by BCER. All repairs and general maintenance are funded by the Parkgate residents only. Contrary to popular belief, the majority of these residents do pay a frontage charge to BCER as well as an annual internal maintenance payment to Lower Parkgate Residents Limited”.

CONTACTING THE ESTATE OFFICE

There are contact details on BCER's website - you can e-mail or you can telephone. All contact details at the head of this Newsletter.

DEREK HYDE

Derek Hyde, a resident of The Hall, sadly died on the 18th June 2017. Derek was a well-respected director of BCER from September 2006 until August 2009. He was appointed Chairman of BCER in May 2009, after stepping in as Acting Chairman in Spring of that year. Our sympathies go to his wife, Gwen, and the family.

GRAFFITI

If you become aware of graffiti anywhere on the Estate, please notify the office, so that it can be removed promptly.

LITTER

Several residents pick up litter if they see it on their travels in the Estate - we are very grateful to them for doing so. If you notice any litter, it would be much appreciated if you could take it home with you or place it in a litter bin.

NEIGHBOURHOOD WATCH

You may be aware the BCER financially supports a Neighbourhood Scheme which is exclusive to the Estate. Each road has a co-ordinator and the overall co-ordinator is David Marler - they are always looking for help, even if it is just to help distribute leaflets/information. David can be contacted at dmarler@talktalk.net. HOWEVER, if there are any thefts (actual or attempted) please ensure that these are immediately reported to the police.