

Blackheath Cator Estate Residents Ltd

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NEWSLETTER – DECEMBER 2017

The Board wishes all residents a Merry Christmas and a happy and prosperous New Year. It is pleased to confirm that there will again be no increase in the estate charge for the year ended 31 December 2017, to be collected in January 2018.

BCER ESTATE OFFICE – CHRISTMAS/NEW YEAR

The Estate Office will be closed over the festive period after Friday 22 December, re-opening Tuesday 2 January 2018. If anyone intends to call at the estate office, please telephone ahead, as it is not manned during all usual office hours.

BCER BOARD

Klara Starr resigned as a director of BCER on 18 September 2017. Klara was elected a director in June 2015, however, has since settled in Australia. Our thanks to Klara and our best wishes to her and her family.

VEHICLE PERMITS AND GATE PASSES

After careful consideration, to avoid ambiguity and to make a clearer distinction between the existing Vehicle and Gate Permits, with effect from next year, Gate Permits will be known as Gate Passes. This will not affect the use of your existing Vehicle or Gate Permit, which will remain valid until expiry at the end of February 2018.

In the usual way, renewal letters will be sent out to all direct frontage payers with their Estate Charge invoices on 1 January 2018. All non-direct frontage payers (those residents within the various Span estates and on Brooklands Estate, etc) will be sent their renewal letters in early February.

A Vehicle Permit allows access and grants permission to park on the Estate roads. They are only available to residents of the Blackheath Cator Estate (or associated Brooklands Estate) where the Estate Charge (or any other charge due) has been paid in full. Vehicle Permits are £20.

A Gate Pass allows access through the Blackheath Cator Estate gates when they are manned, and does not grant permission to park on any of the Estate Roads. There is no charge for a Gate Pass.

Permits and Passes will continue to be issued annually by the BCER office, effective from 1 March, and are a different colour each year. Further details on the scheme are available on the BCER website or by e-mailing or telephoning the Estate Office. Application forms may also be downloaded from the website or on application to the Estate Office.

GATE-MANNING - A REMINDER OF THE GATE-MANNING ARRANGEMENTS

**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)**

Manor Way gate will be manned from 7.30 a.m. to 9.30 a.m. and from 5.00 p.m. to 7.00 p.m.

Priory Park gate will be closed from 7.30 a.m. to 9.30 a.m. and from 5.00 p.m. to 7.00 p.m.

Please remind all visitors that Permit/Pass holders only are allowed through the gates during manned times. All others should enter the estate via Blackheath Park gate, which is open and unlocked.

PARKING – FREQUENT/LONG-TERM PARKING

Many residents will be aware that parking in certain parts of the Estate is at a premium. All Vehicle Permit holders are reminded that their permit is issued subject to the condition that it is NOT to be used to park frequently or for long periods away from the “home” address. Patrols take place to identify vehicles which do not comply with this condition and, if necessary, reminders are sent to the owners of such vehicles. Thanks to those who do not cause problems to other residents in this respect.

PARKING – GEMINI PARKING SERVICES (GPS)

GPS is employed to patrol the whole Estate to identify vehicles which do not display a Vehicle Permit or a note stating that it is visiting a named address on a particular date.

Any vehicle not displaying either is liable to be issued with a Parking Charge Notice (PCN). Please ensure that any visitor (including works vehicles) is made aware of this requirement, or they may be issued with a PNC.

If you become aware of any vehicle that you think is abusing this system, please let the Estate Office know, so that the matter can be investigated.

PARKING – CONSIDERATE PARKING

We have been contacted in regard to certain areas of the Estate (Morden Road, close to the entrance to The Plantation), and Priory Park (opposite the entrance to Priory Lodge) where cars tend to park, making it difficult for drivers exiting these areas to see oncoming traffic and (in the case of Priory Lodge) if a vehicle is parked immediately opposite, it becomes extremely difficult for vehicles to enter or exit the property. In keeping with the rural ambience of the Estate, we try to avoid unnecessary, additional, road lining, such as double yellow lines wherever possible. Accordingly, may we please ask that if you do park your car near to entrances and exits that sight lines are maintained at all times, and that there is sufficient clearance for vehicles to be able to enter and exit. Your assistance would be greatly appreciated.

FORTHCOMING THAMES WATER WORKS - MANOR WAY AND BLACKHEATH PARK

Thames Water have identified areas on the Estate where high incidents of water leaks and bursts have occurred and have prepared a programme of works to deal with this.

The work along Manor Way started on 20 November for an approximate duration of 4 weeks. However, they have been delayed and are now not due to be completed until January 2018, although Thames Water will be “off-site” (except for leaving the welfare cabin and various signage) over the Christmas & New Year break.

The works along the eastern end of Blackheath Park including Sweyn Place were expected to start on Monday 4 December with an anticipated completion of end January 2018. These works will now follow-on immediately after those along Manor Way have been completed.

The works are being carried out on Thames Water’s behalf by Morrisons.

BCER has liaised closely with Thames Water regarding the programme of works. If you have any concerns regarding the works, please contact the Estate office.

FORTHCOMING NATIONAL GRID WORKS IN BLACKHEATH PARK

Works are due to start at the far (eastern end) of Blackheath Park on 26 January 2018 and are expected to be completed by 5 February 2018. BCER is liaising with the appointed contractor to ensure that any inconvenience to residents and their visitors is minimised. Should you have any enquiries or concerns regarding this matter please direct them to the Estate Office.

PLANNING APPLICATIONS

It may be helpful to residents to better understand how BCER decides whether to comment on any planning application relating to the Estate.

Notice of all planning applications for properties on the Estate are automatically sent to BCER by Royal Borough of Greenwich (RBoG). On receipt they are reviewed by the Estate Office, to consider the size and scale of the proposal. Applications of sufficient scale are forwarded to our external planning consultants, Nicholas Taylor & Associates (NT&A) for its comments.

Upon receipt of NT&A's comments, a decision is taken by BCER as to whether to raise any objection with the Council - if an objection is to be made, NT&A does so on behalf of NT&A (having cleared the wording with BCER first).

In the case of minor applications, for instance a small single storey extension or a small garden outbuilding, BCER would be unlikely to refer this to NT&A.

BCER is mindful that various roads on the Estate have very different characters and that it should only raise objections that affect a group of properties, rather than just immediate neighbours.

Immediate neighbours may well want to submit objections to the RBoG when BCER does not, as there may not be any policy implications affecting the Estate more generally. There have been several instances where BCER has objected to a planning application, to find that it is subsequently approved by the RBoG. In any event, objections raised by those immediately affected are likely to carry much more weight with the RBoG (at officer and member level) than objections raised by BCER.

BCER is also mindful that even if an application is refused by the RBoG, the applicant can appeal the decision and an Inspector will very often overrule the RBoG.

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 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.

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 a.m. and 6.00 p.m. Working at weekends and bank holidays is not permitted. This overrides any Royal Borough of Greenwich Planning Consent. For a copy of the Estate's guidelines please refer to our website, www.blackheathcatorstate.co.uk, or contact the Estate office who will be pleased to provide a copy.

Christmas Services at St Michael & All Angels Church

NB Due to the church building works, all church services are being held in the Church Hall.

Sunday 17 December 2017

10.30 a.m. Morning Service including Sunday School Nativity

6.30 p.m. Carols by Candlelight – A traditional carol service followed by mince pies and mulled wine

Sunday 24 December 2017

3.30 p.m. Christingle Service

11.15 p.m. Midnight Communion

Monday 25 December 2017

9.00 a.m. Book of Common Prayer Communion Service

10.30 a.m. Worship Together – a 45-minute service for all ages