

Blackheath Cator Estate Residents Ltd

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NEWSLETTER – SUMMER 2018

ANNUAL GENERAL MEETING

The Company's 52nd Annual General Meeting took place on a warm summer's evening on Tuesday 10 July 2018 at St Michael & All Angel's Church Hall. It was chaired by Jon Taylor and attended by 34 shareholders. The Report of the Directors and the Audited Accounts for the year ended 31 December 2017 were received and adopted.

Barry Hadingham and Steve Sensier retired by rotation and were re-elected to the board for a further term. Nina Frentrop resigned as at 10 July and the Chair thanked her for her time on the board which had been very much appreciated. The Board is pleased to welcome a new director – Elizabeth Allen (Blackheath Park). The Board is now made up of Elizabeth Allen, Clare Cornwell (Vice Chair), Andrew Crain, Derek Gardiner, Barry Hadingham, Christina Lane, Steve Sensier and Jon Taylor (Chair). Rod Armitage continues as Company Secretary.

BCER ESTATE MANAGER

The Board is sorry to report that Dave Owen has taken the decision to retire as at the end of July. The Board and residents thank him for his diligence and hard work over the past year, and wish him all the very best for his retirement.

We are very pleased to announce that Steve Sensier has been appointed as Estate Manager with effect from Monday 20 August, working 2.5 days a week. Steve is a resident of The Priory, and (as set out above) has also been a director on the BCER board since 2016 (a role he will relinquish with effect from the next board meeting in September) so is already familiar with the Cator Estate. Steve will be based in the Estate Office, along with the Administrator, Vicki Graham – please contact either of them in regard to any matter pertaining to the Estate.

TRAFFIC CALMING STRATEGY

Phil Jones Associates, traffic management consultants, have undertaken a review of the speed hump provision on the Estate. The study included the preparation of plans to show existing locations of humps to determine the optimal locations for humps to minimise traffic speeds, along with preliminary costings. The Board has reviewed the report and is now seeking quotations for the proposed work.

We would remind residents that there is a speed limit on the Cator Estate roads of 20 mph. Signs are clearly displayed at the entrances to the Estate, however, we have observed many vehicles, both residents' and visitors' travelling at speeds far in excess this limit. We would ask for everyone's co-operation in observing the 20 mph speed limit to help keep the Estate a safe place for other drivers and pedestrians, and to preserve the unique character of the environment.

TREES

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

May we also remind residents that hedges and shrubs should be cut back to ensure they do not encroach onto footpaths/verges and that overhanging tree branches are maintained at above umbrella height to allow pedestrians clear access along the footpaths.

NEIGHBOURHOOD WATCH/NOTTINGHAM KNOCKERS

One of the concerns raised by a shareholder at the AGM was the problem of “Nottingham Knockers” and we set out below extract from a previous Neighbourhood Watch newsletter which may be of assistance:

We’ve all experienced that sinking feeling when answering a call at the door and found ourselves face to face with a man carrying a large hold-all and a beseeching look. Oh No! It’s yet another Nottingham Knocker!

A What??

Possibly claiming to be an ex-convict attempting to mend his ways, he’s there on your doorstep offering household items which both he and you know are overpriced and of poor quality. He may show a card which claims to be a “Pedlar’s Licence” or a work permit.. He is breaking the law if he is using anything like this. You can also be certain that no probation service will ever sponsor a rehabilitation scheme that involves door to door selling. Many people will purchase items from these guys to get them off the doorstep. He will have been provided with the goods by a gang master (originally a man from Nottingham – hence the name) and will be under pressure to meet a sales target.

Householders on the Estate have suffered abuse from such callers after politely refusing to buy anything – for many people, an unpleasant and intimidating experience.

You can protect others by reporting incidents like this to Royal Greenwich Trading Standards Neighbourhood Response Team on 020 8921 8223.

PLANNING APPLICATIONS

BLACKHEATH & GREENWICH BOWLING CLUB

Application Ref 18/0677/F and 18/0676/F

BCER has considered the two applications relating to the proposed move of the Bowling Club from its current site on Brooklands Park to the vacant tennis courts on Blackheath Park. with the intention of the former site being developed with residential houses by a developer in exchange for building the club a new facility on the Blackheath Park site. BCER has submitted its comments to RBG, and can report that RBG has granted planning permission for the new Bowls Club on Blackheath Park, but not for the redevelopment of the existing Bowls Club in Brooklands Park.

ALDINGTON HOUSE, SWEYN PLACE, BLACKHEATH PARK

Application ref 18/1635/F

BCER Ltd objected to the proposal by Purelake New Homes Ltd, to redevelop the above ex-care home to create 9 self contained flats, and we are pleased to confirm that Royal Borough of Greenwich refused permission.

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.blackheathcatorestates.co.uk, or contact the Estate office who will be pleased to provide a copy.

Recently some residents have been inconvenienced by the very early collection of skips – on some occasions as early as 6.10 a.m. If any resident has booked a skip would they please note that the same time restrictions apply as for building work – i.e. between 8.00 a.m. and 6.00 p.m. weekdays only.

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.

We are pleased to confirm that the owner of 16 Foxes Dale has agreed to enter into a deed of development with BCER and to pay a development premium. In accordance with the planning consent, we understand that demolition of the existing house and construction of the new replacement will commence shortly.

NATIONAL GRID

National Grid Electricity Transmission (NGET) are proposing the construction of a new tunnel beneath South London. The tunnel will carry high voltage electricity cables. These works form part of National Grid's investment to ensure a continued safe and secure supply of electricity to the capital. The works are essential to replace three existing electricity circuits which are coming towards the end of their useful life. By placing the cables in deep underground tunnels, NGET will reduce disruption to the local area. The proposal affecting BCER Ltd runs beneath the length of Morden Road, before crossing beneath Blackheath Park where it continues off the estate, beneath the vacant sports ground.

FLYTIPPING

Flytipping of waste on the Estate and within the autonomous estates remains a problem. Residents undertaking building work should please check that their contractor is authorised via the Environment Agency website. Search: Waste Carriers Licence check.

PARKING – COMMUTER PARKING

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

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 windscreen at all times when parked on the Estate roads.

PRIVATE ROADS/GOOGLE STREETVIEW

We have received reports from residents that some of the Estate roads are now on Google Streetview. Residents are rightly concerned about the ability of others to view properties and the private roads. Attempts are being made to have the Estate removed from Google Streetview, so far without success, however, we are continuing to pursue this.

NEW RESIDENTS

If you are a new resident to the Estate and you require any further information about the management and maintenance (or the Rules and Regulations) of the Estate, or to obtain a vehicle permit or gate pass, please do not hesitate to check out our website or to telephone or email the Estate Office.

The below articles have been prepared at BCER's request, to update residents on progress

St Michael & All Angel's Church, Blackheath Park

The restoration is very nearly complete and it is hoped services will resume in church in August followed by a series of celebration events in September.

The project has cost just over £1million for the repair and replacement of the essential external stonework and making the inside fit for 21st century with new heating, lighting and better access. The project has been delivered on time and within the itemized budget. Lots of photos of the restoration are on the church website: www.se3.org.uk/prism/prism-progress/

The challenge of fundraising has been enormous with years of fundraising, grant applications (50% success rate) and people both within the congregation and in the Cator Estate have given generously for which we are extremely grateful and humbled by. We have not been able to afford everything on our list (eg the boundary wall) and we have £80k of loans still to pay, so the fundraising will continue for a while yet and there is still the opportunity to sponsor a gargoyle – contact the church office if you are interested.

We are however, as people of faith, extremely thankful to God and hope that this splendid Georgian building will be widely enjoyed by generations to come.

There will be a series of celebratory events in September:

- Sunday 9th September -a special dedicated Thanksgiving Service at 10.30am – please do join us.
- Tuesday 18th September - Celebratory Event 6.30-9pm in church to give all those who have taken part in any way in the renewal of St Michael's to see the incredible transformation with before and after images, food, wine, music and performance.
- Thursday 27th September - Lecture by Robert Scott from St Helen's Bishopsgate "how should Christians respond to Islam?" Part of an extended series of talks on topics of current interest. 7.30pm in church. Bishop Karowei plans to join us. All welcome
- Sunday 30th September: Concert by Stuart Townend & band –the only London venue in his current tour. Tickets £15 on-line (details on our website www.se3.org.uk).

St Michael's Photographic competition: A London Summer

Colour or Black & White photos reflecting the theme to be emailed to the church by 15th September.

Full details on the church website: www.se3.org.uk

Blackheath Halls

The renovation work at Blackheath Halls continues to go to plan, and I hope that some of you will have taken the opportunity to book in for a tour of the works. You can track the progress of the project online using the hashtag #TransformBH. Sykes, the contractors are also posting behind the scenes pictures and videos from the site. In the first time in Blackheath Halls' rich 120 year history, there is the opportunity to name a seat in the iconic Great Hall. Any £650+ donation towards the Transform Blackheath Halls campaign will have the opportunity to name a seat in the newly transformed Great Hall; please do contact Isobel Turner i.turner@trinitylaban.ac.uk to find out more. The Halls are planning several events upon the reopening of the venue in the Autumn, so do check the website www.blackheathhalls.com for more information in due course.