

# Blackheath Cator Estate Residents Ltd

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

## NEWSLETTER – Spring 2014

### INSPECTOR DISMISSES HUNTSMAN PLANNING APPEAL

The Planning Inspector dismissed the Appeal by Derreb Ltd and refused planning consent on the Huntsman site. A copy of the Appeal Decision is available on the BCER website and is also available on request from the Estate Office.

The Inspector agreed with BCER's view that Derreb's request for vehicle access from the western side of his development onto the Cator Estate at the junction of Manor Way and Brooklands Park was unsafe and said he had serious concerns about highways and pedestrian safety there.

He ruled that such vehicle access would also mean that the development would fail to be properly integrated with the Kidbrooke Village development now being carried out by Berkeley Homes to the east of the Huntsman site. The Inspector finally ruled that one proposed building would harm the residential amenities of existing houses at 83 and 83a Brooklands Park.

### PUBLIC EXHIBITION BY DERREB LTD OF REVISED HUNTSMAN PROPOSALS

This will be held on Wednesday 16 April 2014 between 3.00 pm and 9.00 pm in the Bunyan Room at St Michael & All Angel's Church, 1 Pond Road, SE3.

All residents can attend, representatives of Derreb Ltd will be available to answer questions and comment forms will also be provided to enable visitors to make representations.

### BCER ANNUAL GENERAL MEETING 8.00 p.m. Thursday 3 July 2014

The AGM will be held at St Michael & All Angel's Church Hall in Pond Road and it is again hoped that as many shareholders as possible will be able to attend to learn about estate developments.

In accordance with the Company's Articles of Association, serving directors retire by rotation each year. Three directors - Ian Woodward, Christina Lane and Matt Fearnley - will retire by rotation and all offer themselves for re-election.

There will also be one vacancy on the Board. Nominations are invited from shareholders and the Board encourages people to offer themselves to help in the work of running your estate.

Nomination forms are available from the Estate Office, now at The Old Bakehouse behind Age Exchange since our move in February, and they must be returned between 11 and 30 June 2014.

Any shareholder who would like to have an informal chat about this, and/or obtain further information, should please contact the Estate Office by email or telephone.

### VEHICLE AND GATE PERMITS AND PARKING CONTROL

We would like to 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 visitornotice in the windscreen.

It would be much appreciated if residents could refrain from long-term parking on estate roads, particularly along Blackheath Park near the Lee Road end, so that parking spaces there are available for these residents and for short-term use by other residents wishing to use the local shops and facilities in Blackheath Village.

The board is pleased that such long-term parking by commuters has declined but this is still an issue for Blackheath Park residents and for other Cator Estate residents wishing to park there in order to

access the Village shops. We would be grateful for your further cooperation since we run the estate for the benefit of all our residents by mutual consent.

Gate Permits allow access through the gates when they are manned but are not valid for parking on estate roads.

N.B. – Parking and Gate Permits marked 2014 are no longer valid. Any vehicle parked on the estate roads still displaying a 2014 Parking Permit may receive a parking ticket.

## 2014 BUDGET - The budget summary for 2014 is as follows

### BLACKHEATH CATOR ESTATE RESIDENTS LTD 2014 BUDGET SUMMARY

	Budget £
<b>Income</b>	
Estate Charges	335,894
Permits	18,000
Other income	8,000
Development deed income	0
<b>Total Income</b>	<b><u>361,894</u></b>
<b>Expenditure</b>	
General maintenance	53,000
Road and path improvements & maintenance	111,000
Crossovers, signs and road linings	12,500
Lighting maintenance & improvements	2,000
Graffiti removal	3,000
Tree, verge and hedgerow maintenance & replanting	21,100
Drains and drainage maintenance	2,000
Traffic Control	31,500
Administration, professional and statutory	139,200
Huntsman costs	20,000
<b>Total expenditure</b>	<b><u>395,300</u></b>
<b>(Deficit)/Surplus of income on ordinary activities before</b>	<b><u>-33,406</u></b>
<b>Interest and taxation. Deficit will be funded from reserves.</b>	