

# 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 – SPRING 2019

### “OPEN HOUSE” MEETING

**Tuesday 14 May 2019 between 5.30 and 8.00 p.m.**  
**St Michael & All Angel’s Church Hall, Pond Road**

The open house, drop-in meeting is open to all residents and shareholders to meet the Directors, Estate Manager and Administrator and to talk about any matters pertaining to the Estate. The format will be informal and no executive decision or formal business will be taken. Residents will be asked to ‘sign-in’ on arrival.

### ANNUAL GENERAL MEETING

This year’s AGM will be held at St Michael’s Church Hall at 8.00 p.m. **Tuesday 2 July 2019**, and it is hoped that as many shareholders as possible will be able to attend.

The Board has a vacancy for new directors and welcomes applications from shareholders who would like to join the Board at this year’s AGM. A desire to ensure that the amenity and environment of the Cator Estate is maintained and enhanced is paramount.

Directors normally serve for a 3-year term and meet on the second Wednesday of every other month. If you would like to find out more about being a director on the BCER board, please contact the estate office.

### VEHICLE PERMIT AND GATE PASS RENEWALS

Vehicle Permits and Gate passes expired end of February 2019. If you have overlooked renewing yours please contact the Estate office without delay. If you are new to the estate and wish to obtain a vehicle permit or gate pass please contact the estate office for an application form, or download one from the website.

Any vehicle parking on the Cator Estate roads without displaying a valid permit (or a valid visiting note) is liable to be issued with a parking charge notice by our parking contractors, Gemini. Only those vehicles displaying a valid permit or pass will be allowed to enter the estate via the manned gates.

### QUESTIONNAIRE/SURVEY

The BCER Board would like to hear from residents how they feel about living on the estate, what they like and any improvements they would like to see. An online survey will be posted on the website in the near future. Details about when it becomes available will be emailed to residents. But if you or no one in your household is on our email list please visit **Estate Information** on the website and click on **Questionnaire** to check on progress and its availability.

We hope as many residents as possible respond as it will provide valuable feedback and direction for the future.

## **PLANNING APPLICATIONS**

BCER planning consultants NT&A have provided guidance notes for residents about the processes and controls involved when considering any work on their properties requiring planning permission. A synopsis and more detailed guide may be viewed and downloaded under **Estate Information** on the website.

## **TRAFFIC CALMING**

A number of options will be examined by the board in the near future. However, for the time being a mobile Visual Speed Indicator will be leased as a first step in self-enforcing speed control. This will be placed for limited periods around the estate to assess its effectiveness. These have been found by local authorities to be an effective element in reducing speed.

## **2019 PROGRAMME OF WORKS**

This year there are planned works to repair and improve roads, footpaths, kerbs, gullies and potholes throughout the estate. Traffic Calming options referred to above will be introduced later in the year and are likely to require some alterations to roads – details will be circulated to residents in advance - and plans will be available for viewing later in the year.

## **INFORMATION FOR NEW RESIDENTS**

### **Origins of BCER Ltd**

The Blackheath Cator Estate Residents Ltd is a non-profit making Company, set up by residents, to preserve the unique character of their environment. The estate is part of the designated Blackheath Park Conservation Area.

The Cator trustees sold the roads and common areas to the new Company for a nominal sum, and with the acquisition went the benefit of covenants and agreements giving the Company the right to recover the costs of maintenance from residents.

### **Objectives of BCER Ltd**

The main objectives of the Company are “To promote, maintain and improve the amenities of the estate known as the Blackheath Cator Estate”, and to “serve the interests of residents... by managing, maintaining, repairing and providing for the upkeep of the roads and open spaces... taking such steps as may be considered necessary to prevent such roads or any of them becoming public highways”.

If you are a new resident to the Estate and require any further information about the management and maintenance or the Rules and Regulations governing the Cator Estate; becoming a shareholder, or obtaining a vehicle permit or a gate pass, please do not hesitate to check out the BCER website or to telephone or email the Estate Office.

### **Organisation**

The Company is managed by an elected Board of Directors, who give their time and professional knowledge without remuneration, and which meets regularly throughout the year. The company also employ a part time Estate Manager and part time Administrator.

## **INCONSIDERATE PARKING**

We are frequently contacted by residents who witness inconsiderate parking. No vehicle, whether displaying a valid BCER vehicle permit or not, is allowed to park on double yellow lines, neither are they able to park in the reserved parking bay outside 7 – 21 Blackheath Park, which is reserved for those residents only. We are also often contacted by residents who are unable to exit or enter their driveway because of cars blocking the access. Please do not park overhanging any crossover or driveway as this causes great inconvenience to those residents concerned. Any car parking inconsiderately, including those displaying a valid vehicle permit, is liable to be issued with a PCN by our parking control operatives, Gemini.

We would like to remind permit holders that parking away from the vicinity of the vehicle's registered address for frequent or extended periods is contrary to rules governing the issue of permits. Such parking may result in vehicle permits being revoked.

## **SCOOTERS**

There has been an increase in children using scooters on the pavements of the Cator Estate. Whilst we would not wish to impose rules on the use of scooters, we would ask that parents take responsibility for their children using them considerately. It can be intimidating and frightening for some residents, particularly those that are not as nimble as they used to be, to be faced with two or three children 'racing' each other down the pavement. Please can all parents make sure their children are aware that pedestrians have the right of way and that they should take great care when 'scootering' on the pavement, and to be mindful that residents will be walking out of their garden gates onto the pavement, and cars will be reversing out of their driveways.

We have written in similar terms to Brooklands School and have asked them to make sure their parents and pupils are similarly informed.

The same comments also apply to children cycling on the pavements, if they do so, it must be done considerately. But no adults should be cycling on the pavement at all!

### **GEORGE MATHIESON**

15/02/1941 – 30/11/18

The Board is sorry to report that George Mathieson died on 30 November 2018. George served as a director on the Board from September 1991 to 1995 and was appointed Chair in March 1993. George suffered from Lewy Body Alzheimer's for many years, but continued to enjoy the trees and maintained gardens which so much add to the pleasure of living on the Estate.

Our sympathies go to his wife, Heather Howard Mathieson, and the family.

## **BUDGET SUMMARY**

The budget summary for 2019 is overleaf.

## Budget Summary 2019

	<u>£</u>	<u>£</u>
<b><u>Income:</u></b>		
Estate Charge	341,801	
Other income:		
Vehicle Permits	18,000	
Development Deeds	10,000	
Misc.	7,500	
		<u>377,301</u>
 <b><u>Expenditure:</u></b>		
General Grounds Maintenance	67,579	
Estate Improvements	91,822	
Drains maintenance	5,000	
Lighting improvements	30,000	
Traffic control	40,250	
Tree maintenance	2,500	
Misc.	8,700	
		<u>245,851</u>
 <b>Personnel &amp; Other Costs:</b>		
Gross salaries	63,000	
Planning consultancy	6,500	
Printing, photocopying & postage	9,950	
Computers/IT Support	3,000	
Premises (rent/UBR)	5,250	
Insurance	15,500	
Audit fee	3,500	
Book-keeping	4,000	
Contribution to Neighbourhood Watch	500	
Huntsman Legal costs	12,500	
Legal & Professional Fees	2,500	
Misc.	5,950	
		<u>132,150</u>
<b><u>Surplus/(Deficit):</u></b>		<u><u>-700</u></u>