



BLACKHEATH  
**CATOR ESTATE**

## Rules and Regulations

### Trees

Residents are asked not to sweep leaves from gardens onto Estate footpaths or to allow trees and shrubs to grow too far out over the footpaths

Residents must seek the Local Authority's consent before undertaking felling or lopping as Preservation orders have been placed on certain trees and since 1994 all trees within the Conservation Area are protected. Trees that are felled should be replaced.

Residents should ensure that their trees which are situated adjacent to the Estate footpaths, roads or verges are maintained and inspected on a regular basis.

### Control of traffic

Vehicular traffic within the Cator Estate is regulated and controlled by the following measures:-

- residents are expected to display on the windscreens of their cars, annually renewable permits obtainable from the Company, provided the Estate Charges have been paid in full (these currently cost £30 each for vehicle permits, gate passes are free)
- periodically the Estate gates are closed and others restrict access to only allow entry for vehicles displaying a valid vehicle permit or gate pass.
- non-resident visitors, delivery vans or contractors are required to display a clear notice in the windscreen of any vehicle parked on the Estate's roads showing the address being visited and the date.
- any vehicle which displays neither a permit nor a windscreen notice may be subject to a penalty charge.
- there is a 20mph speed limit on the Cator Estate roads to increase safety and minimise wear and tear.
- vehicles should not be parked on grass verges or footpaths. Residents may be asked to reimburse the cost of any remedial work needed as a result of damage caused by parked vehicles.
- vehicles using or parked on the roads must do so in a safe manner and should comply with all road signage, road markings and not obstruct junctions or driveways. Any vehicle parked in contravention of the aforementioned may be subject to a penalty charge.
- vehicle permits can be cancelled and parking rights withdrawn at any time should the vehicle be considered to be parked inconsiderately to other residents or road users, not parked within the vicinity of the house on the road where the vehicle is registered within the estate on a frequent basis, or the vehicle's registration status is changed to SORN. In all



BLACKHEATH CATOR ESTATE RESIDENTS LIMITED

instances there will not be a refund of part or all of the permit. The BCER's Board decision is final.

- vehicle permits must not be used for the purpose of commuter parking. The respective roads on the estate will be monitored throughout the year and if a car is regularly commuter parking the Board can withdraw the permit.
- overnight parking of any commercial vehicle, caravan or mobile home is not permitted at any time.
- obtain the prior consent of the Company for use of the roads by heavy vehicles being used for private works.

### **Estate Charge**

Interest may be levied on Estate Charges that remain unpaid after 30 days. Interest being payable from the date of the invoice at the rate of 10% per annum

### **Filming**

Any resident contemplating allowing filming on their property should ensure that the film company has signed the Company's contract before any work begins.

### **Proposed new developments**

The Company is notified by Royal Borough of Greenwich of all planning applications affecting the Cator Estate. These are monitored each month by the Company and where appropriate, objections or constructive comments are offered.

Residents who are contemplating significant building work that requires planning permission should at an early stage consult the Company regarding requirements relating to hours of work, rights of way, development charges and care of the adjacent verge and roadway.

It is the practice and policy of BCER to engage with the owner in these circumstances to agree the terms of a Development Deed with BCER and payment of the appropriate charge. The charge will depend on the extent of the works and be calculated in accordance with the table below. This also applies to developments which benefit from permitted development rights.

The construction traffic that accompanies developments on the estate can cause significant disruption and wear to the roads, this charge will help offset the long-term costs of maintenance and repair and reduce the financial burden on residents.

There are separate rates for demolition works and construction as given in the table below. These are subject to VAT at the prevailing rate.



<b>Development</b>	<b>Rate</b>
Demolition of existing buildings	£ 50/m <sup>2</sup>
Construction of new, extension to, or substantial remodelling of existing properties, including single level basements. If multiple level basements are proposed then we reserve the right to levy an additional charge.	£ 40/m <sup>2</sup>

The area used will be the Gross Internal Area (GIA – as defined by the RICS Code of Measuring Practice) which will be an aggregate of all floor levels of the development (i.e. taking each floor into account - existing buildings/extensions demolished, area of new build construction/extensions, and existing retained areas remodelled or extended) as identified from the planning application.

No alterations to crossovers or grass verges are permitted and only the Company's contractors may undertake crossover, verge or roadway repairs.

### **Skips**

Builders' skips must be sited on owners' driveways wherever possible and residents must notify the Company before placing skips on the roads and agree the fee.

### **Rubbish**

Ensure that no debris or rubbish is deposited on the roads, footpaths or verges.

### **Dogs**

Dog owners must comply with signage, dogs must be kept under control and dog fouling removed.

**Please refer to the Company's web site for further information and updates on the residents' rules and regulations.**

Amended April 2023

