

# NEWS UPDATE

## April 2018

Canons  
Park  
Estate  
Limited



### Chairwoman's Report – Myra Stephens

For those of you who were at last year's AGM will know, there was a controversial vote in the room for a resolution requiring the benches at the Basin Lake to be re-instated. Following the meeting the validity of that vote was challenged and as it was 50/50 both for and against removal. The solution at present is the implementation of the small cabinet near the railings at the Basin containing folding chairs for those who want to sit down. The cabinet is locked with a digital padlock, the code number is available from any committee member. As this was installed late in the summer we have yet to see how many people take advantage of this facility.

Immediately following the vote, Robert Graham resigned, and we would like to thank him for his dedication and commitment to the Estate over many years. Ben Mire, Sue Bennett and Peter Bennett also resigned at the meeting and I would like to thank them all for their help and support over the years.

As recently detailed on CanonsTalk and in the AGM notice papers, two scenes for a forthcoming sequel in the Angel franchise has been filmed on the Estate. Once more information about the scenes filmed is available, it will be detailed on CanonsTalk.

The AGM notice also described our recent focus on an insurance claim for subsidence at a property in Rose Garden Close. This has resulted in a large number of trees being felled at the Seven Acre Lake near the Rose Garden Close gate. We have tried to limit the number of trees to be removed but this is a requirement of their insurance company. A Council owned poplar tree in the central island in Rose Garden Close is also due to be felled.

CPEL is of course first and foremost a residents' association. Historically there were many social events which were very well attended, but this has had less interest from residents as we all lead busy lives pulling us in different directions. If you have some ideas about social events, and if you are able to help organise something, please get in contact with us at. We also would welcome the opportunity to discuss any ideas with Members at the AGM.

Please also get in contact via email at [enquiries@canonsparkestate.com](mailto:enquiries@canonsparkestate.com).

### Treasurer's Report - Madan Ahluwalia

The Company's total income (excluding Security) for 2017 amounted to £31,000, less expenses £20,600 produced a surplus of £10,400. Our free reserves at the end of 2017 amounted to £ 40,500 compared to £30,100 at the end of 2016. With the kind of exposure, we have, I cannot over emphasise the need to build free reserves to cover emergency works at the Basin, the Seven Acre lake plus all the tree works around the Estate.

Subscription income in 2017 as a percentage of total income was 94%, which indicates the company is dependent on its residents to meet the costs. At the end of 2017 there were 146 (or 42%) residents who had not paid at all and 18 residents who did not pay the full rate. Residents are urged to join the company and also keep up with their subscriptions. At our current annual rate of subscription £150, the cost per household works out at 41p per day or less than £3 a week.

The management, compared to 2016, kept in check the maintenance costs of the two Lakes, but the overhead costs (e.g. legal and professional fees) increased by about 18%.

We are planning to replace the Bridge at the Seven Acre Lake this year (see below) which does of course require substantial financial resources. We have budgeted for this, in part with sponsorship from a local estate agent, but we continue to need the support and contribution from all residents. These projects raise the profile of our beautiful Estate, and are to the benefit of all.

We are grateful to Lodge Close management for their continued contribution (donation) to CPEL.

During the year the company received from HMRC mutual trading status which means that corporation tax is not payable on our income except on investment income (interest) and sponsorship income.

The company has been for a number of years running a Security initiative, two nights a week which is separately funded by the residents. There are approximately 100 residents who subscribe to security and the number is slowly growing. It is still vulnerable and for its continuity more residents are urged to contribute to keep it afloat. With new members joining and sufficient funds received we would increase the patrolling on our streets from two nights to three nights.

Copies of the accounts will be available at the Annual General Meeting.

### **Environmental Report - Myra Stephens**

The Annual Statement by Dr Hughes our Supervising Engineer under Section 12(2) of the Reservoirs Act 1975 in late December once again gave the structure of the reservoir, the Seven Acre Lake a good report with some minor tree work required to remove trees which have fallen in the water. This is due to be undertaken at the same time as we have tree surgeons on site in March. He also asked that some of the bridges over the open outlet ditch between the bank of the lake and rear gardens in Lake View and Dukes Avenue are repaired to raise their height so that water can flow unhindered beneath them. Andy Simons continues to monitor the height of the water in the reservoir weekly and to open the sluice monthly.

Pollution at the Seven Acre Lake remains a problem at present and the Environment Agency are monitoring the situation. Although we know that some of the surface water drains to the north of our lake are mis-plumbed a thorough investigation will have to be undertaken. A boom has been installed in the Dalkeith Grove Open Space and the pollution is being removed on a routine basis.

A bird walk by the local branch of the RSPB continues in Canons Park throughout year on the first Sunday of the month. They occasionally visit the Seven Acre Lake where they find a wide variety of birds. The Lake was open to the public over both Open House and Open Garden week ends and was much appreciated by all who visited.

### **Bridge at the Seven Acre Lake - Edwin Solomon**

Over the last couple of years, the Committee have given much thought to the Health & Safety issues around the Seven Acre Lake, designated as a Reservoir. We employ experts to carry out the various Lake and Tree Surveys as per the guidelines. We have decided to take this a stage further and commission a Health & Safety review at the Lake.

The first task is to deal with the bridge over the inlet stream which at present comprises two metal pilings that have been there for 50 years and served their purpose. We require a bridge with handrails to allow those in buggies and wheelchairs to be able to securely cross the bridge allowing an easy and safe access around the Lake. We are now in the process applying for Planning Permission and we have engaged an architect to follow through with this project. We hope this project should be in situ by the end of the year.

We will be looking at other safeguarding issues before we invite a Health & Safety company to report on what else we might require conforming to safety standards.

### **CanonsTalk - Darren Simons**

The last 12 months has continued to see CanonsTalk used regularly by CPEL members to ask advice for various skills / services (notably plumbers and electricians) and special thanks must be given to several Members who regularly respond with suggestions, very much to the benefit of all. CanonsTalk has also been used to share security concerns or recent incidents on the Estate, as well as finding missing cats! While it is not going to compete with Facebook any time soon, it does provide a useful community service for Members which we hope you will continue to use.

Please do send any photos you have from the Estate to [darren.simons@canonsparkestate.com](mailto:darren.simons@canonsparkestate.com) so that they can be uploaded to the website.

### **Sponsorship - Edwin Solomon**

Over the last few years we have been fortunate to secure Sponsorship on the Estate, permitting local Estate Agents to sponsor works around the Estate allowing them to feature their company on the Notice Boards, the CPEL website and Newsletters. As we terminated our last two-year contract with the previous company in 2017, we have now engaged with Benjamin Stevens for two years commencing March 2018. We will receive £5,500 in total towards the works around the Seven Acre Lake, £3,500 for 2018/2019, and £2,000 is expected for 2019/2020.

On behalf of the Estate we thank our Sponsors for their contribution.

### **Traffic and Road Safety on the Estate - Edwin Solomon**

You may have noticed Dukes Avenue now has a one-hour CPZ control conforming with the Estate and this has certainly made it easier manoeuvring through the road. The residents had approached the Council, with the assistance of our local councillor Ameet Jogia to deal with the difficult parking issues. I am pleased to see the Council has applied controls to this road. Well done to those who followed this through.

Cavendish and Dorset Drive have issues with load-loaders parking 7 days a week. The length of these vehicles causes a danger to those residents reversing out of their drives, and unsightly for those living in close proximity. These vehicles utilise the full length of a double-parking space which had been designed for parking two smaller vehicles. In addition, residents also endure garages using Cavendish and Dorset as a parking lot. Vehicles are parked overnight, removed just before 11.00 am and returned just after 12.00 noon to avoid parking restrictions.

In July 2017 a petition was delivered to a TARSAP Committee at Harrow Council, again with the assistance of Councillor Ameet Jogia, with 98% of residents wanting the Council to deal with this unacceptable situation.

The Council had their annual TARSAP meeting early February this year (where most of their budget is discussed and allocated for the Borough). There were several speakers presenting on behalf of CD & DD. Householders once again, submitting a petition to the Council and proposing wider CPZ control timings including weekends to discourage the low loaders parking in Cavendish & Dorset.

A group of residents have worked tirelessly together with Council Officers, Stakeholders and Councillors, with a strategy on how to deal with the present position and within the legal parameters.

The Council have agreed to allocate funding to look at the CPZ in Cavendish and Dorset Drive as a priority and at the park end of Canons Drive, Lake View, Orchard Close and Rose Garden Close.

They intend to review the parking restrictions on the Estate. We will keep you up dated.

We now have a good understanding with the Councillors on the Road Traffic Committee and the Council Officers dealing with the Highways. If you do have issues that concern you, please do not hesitate to contact the Council and keep us informed.

### **Estate Agents & Builders Boards - Edwin Solomon**

In the CPEL rules there are various restrictions on placing advertising boards and builder's materials on CPEL lands. We would kindly ask you to inform your builders that this is not permitted. If there are any boards we would ask you to co-operate with this requirement and have them removed.

We have an understanding with all the Estate Agents in Edgware and Stanmore that Agent's Boards should not be displayed on the Estate. They have all respected this position since the Estate was formed. If inadvertently this has happened, they have been informed and immediately the boards have been removed.

## Security Update - Stephen Feiner and Edwin Solomon

We presently have a restricted security patrol on the Estate and this has been for some while, nevertheless we believe the guard and his dog on Friday and Saturday evenings has helped reduce ASB around the Estate. From the drug dealing around Orchard Close with residents picking up needles and other undesirable items for several years we can see this pattern of behaviour has cleared.

We had notable success with the arrest and detention by the Police of drug dealers and unwelcome groups adjacent to the footpath near Dorset and Cavendish Drive. Additionally, the presence of our own security officer and his dog has resulted in a reduction in anti-social behaviour at Lodge Close, the top of Canons Drive as well as the Basin Lake.

The Security officers van is now clearly signed and identifiable, and the presence of his trained Alsatian is proving to be a very effective deterrent. However, this is not the time for complacency, the police by their own admission say their resources are stretched to the limit and they cannot provide the level of security cover that we would all like and have had in previous years and come to expect.

On Friday and Saturday nights our patrol officer moves individuals or groups each week from the Basin ensuring this area is clear during pub closing times as stated on the signs. He with the assistance of his dog seems to have authority on the Estate during his patrol.

We have statistics of the various incidents that have occurred on the Canons Ward with four officers assigned to cover the entire area, two of whom are now engaged with a drug case near Canons Park Station. We, therefore, now only have two officers covering the entire Canons Ward which is impossible. They believe the " Canons Drive Estate is not high priority ".

It is, therefore, up to each one of us to look to ourselves, to work alongside the Police and to put in place and enhance our own security measures, for just £3 per week from every household on the Estate, we can significantly increase our security patrols to 8 hours a day 7 day a week and 52 weeks a year.

We hope you agree that this is a very small price to pay for "peace of mind" and looking after our own wellbeing.

Please join today and complete the attached Security Form, of course if you have any questions, I and Edwin are available to answer any of your queries both by e-mail or at the AGM. I trust you will join ASAP.

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**BENJAMIN STEVENS**  
**HAS KINDLY SPONSORED WORKS AROUND THE**  
**SEVEN ACRE LAKE**