

CANONS PARK ESTATE LIMITED

April 2023 Newsletter

Dear Residents / Friends

As you are aware the AGM for the Canons Park Estate Ltd will be held on the 27 April 2023 at North London Collegiate School, starting at 8.00 pm. We urge you to attend and discuss the important issues we now face as an Estate.

It was mentioned that the last Newsletter previously circulated was a little light in content and I sounded like a Politician.

Regarding the Trees along Canons Drive – It was explained how subsidence might have occurred to a few of the homes along Canons Drive and what the concerned householders could do to mitigate the situation.

Following the withdrawal of applications in 2022 to remove the TPOs affecting a number of trees in Canons Drive, we are hopeful that such requests will not be repeated and that the splendid trees will remain in situ and continue to form part of the landscape along Canons Drive.

CPEL is currently facing claims by insurers relevant to a number of households to meet the cost of the installation of either a tree root barrier or underpinning, together with remedial repairs to the homes. These claims will be defended.

The Directors / Committee members would like to make this clear that there are no surplus nor sufficient funds in the CPEL accounts to fund these costs. The CPEL are running out of Insurance companies willing to cover the Estate. The Committee will no longer entertain these claims as I said previously.

" I WOULD RECOMMEND THAT YOU LOOK TO YOUR HOUSEHOLD INSURERS TO DEAL WITH ANY SUBSIDENCE CLAIMS AND ENSURE THAT SUBSIDENCE COVER IS INCLUDED IN YOUR POLICY " We will strenuously challenge any claims notified to the CPEL.

It has recently been suggested to CPEL that if insurance cover is not available to CPEL to meet claims made against the Estate, a household's insurers would look to acquire the land owned by the Estate. This is a frightening proposition and you will understand that the Directors have had to consider the prospect of liquidating the company.

BASIN LAKE SEATING RESOLUTION

CPEL AGM 27 APRIL 2023

Proposal to restore a single three-seater wooden bench, mounted on existing concrete supports, clearly marked **PRIORITY TO ELDERLY AND HANDICAPPED**

TRIAL PERIOD OF ONE YEAR, STARTING IMMEDIATELY, with regular monitoring of usage by CPEL

- **The Hardstanding area provided one of the finest views in Harrow** and is very popular for parents bringing their children to feed the birds. As owner of the land, CPEL has a civic obligation to provide seating, which was provided by CPEA since 1970, removed october 2014
- **99% of users are not antisocial** They should not be penalised for the 1% who leave litter, etc
- **Extreme antisocial behaviour 2010-2014 wrongly attributed to the benches**, virtually ended by introduction of clear signage and enforcement by security guards from 2015, now extended to five sessions a week
- **Seating especially needed by elderly residents, eg. from Lodge Close** who cannot make the trip to and from the Lake without resting when they are there.
- **Alternative solution have not worked** (folding chairs in a locked cabinet) or are disliked by members (members-only enclosure inside palisade fence but still within sight and sound of the hardstanding area.

**PLEASE ATTEND AND VOTE FOR THE RESOLUTION, OR SEND IN YOUR PROXY VOTE
to Madan Ahluwalia, 1 Lake View**

PILLAR

Many of you have asked about the Pillar at the entrance to Canons Drive.

You will appreciate that because the damaged pillar is classified as a Listed Building, its repair is not straight forward and we need specialist contractors who are familiar with the techniques of such work and dealing with the requirements of the Conservation Officer in obtaining approval for these works, so you will understand that obtaining a number of competitive quotes from competent specialist contractors for this inevitably takes time.

Our specialist advisor, Janet Norman of Rhodes Partnership has on balance recommended a contractor and we would like to follow her advice. Details have been sent to our Insurers.

BRIDGE

You have asked about the Bridge around the Lake. We have now appointed a Structural Engineer and working with the contractor. Just awaiting for the revised drawings and we should be back on track.



Canons Park Estate Coronation Party

Sunday 7th May 2023, 2-5 PM

Orchard Close

This will be another fun day, where we can all socialise together and really get to know our neighbours.

Please bring a dish or drinks to share. We would love sandwiches, cakes, savouries, samosas, crisps, dips, fruit, cold drinks etc.!

There are some costs associated with the street party. We request a contribution of £20 per household (up to 5 people) or £5 per person or additional person. This entrance fee includes a ticket into the prize draw. All proceeds from the event will be donated to the CPEL to keep the Estate looking as beautiful as it is!

Please note: There will NOT be toilet facilities available on site.

The Street Party is weather permitting. Updates will be on the Canons Park Estate WhatsApp groups and CanonsTalk..

Please label food if suitable for any specific dietary requirements (e.g., vegan/kosher/nut free).

Kathryn Finlay: 07799146555 Melissa Simons: 07828710577

Email: coronation@canonsparkestate.com

We look forward to seeing as many of you as possible.

WE RECENTLY LEARNT OF THE EDGWARE REGENERATION SCHEME

BARNET COUNCIL / TFL AND BALLYMORE ARE INVOLVED IN THIS PROJECT

We are giving you a few details of the project from the information which has been extracted from the circulated material. We believe the proposed development will be detrimental to the area. This project is expected to take 10 years and to bring 10 -- 20,000 people into the area .

The project features high rise buildings ---19 / 20 skyscrapers the lowest 15 floors the tallest 29 floors average between 20-25 floors sited on approx. 4.5 acres of Land.

The present car park housing 1100 parking spaces, this will be reduced to 800 parking spaces and 200 bicycle spaces.

No additional schools, no surgeries, no dentists, no infrastructure. Yes, a Cinema and a swimming pool, has been proposed.

We have no objection to the Broadwalk being redeveloped nor the parking area landscaped with parking and seating and a social area for the wellbeing of those living in Edgware and the surrounding areas. Edgware needs a face lift. It does not need 29 storey buildings.

The present development which you now see is expected to reach 18 floors and Premier House has obtained planning permission to build above and match the 18 floors. These two buildings are not considered in the Ballymore development.

We were proposing to organise a petition to prevent the scheme being considered by Barnet Council. The project needs to be reconsidered and for Barnet and TFL to go back to the drawing board. We suggest the number of buildings and the height of the buildings to be reduced considerably.

Your views ASAP.

DIRECTORS & OFFICERS

You will see in the Proxy form a list of Director's who are standing. We would like to increase the number of Directors and would ask you to volunteer either at the AGM or privately after the meeting. We are seeking several skills / Accountant / Bookkeeper / Structural Engineer / Insurance Specialist or any role that you believe could be of help to the Estate.

All the very best.

CPEL Committee

Chairman Canons Park Estate Ltd
Edwin Solomon