

NEWS UPDATE

August 2013

canons
park
estate
association



Dear Resident

I hope you have all had an enjoyable summer.

RESTRUCTURING OF THE ASSOCIATION

Residents were advised in May of the proposal to establish a company limited by guarantee to take over responsibility for the maintenance of the Association's property on the Estate.

An open meeting subsequently took place in June to give Residents the opportunity to find out more about the proposals. The meeting was attended by around 25 Residents. General support was expressed for the proposed restructuring and we are therefore now proceeding with the vote to establish the new company – to be called Canons Park Estate Limited – and to implement the new structure with effect from 1st January 2014.

The EGM will take place at 8.00pm on Monday, 9th September 2013, at St Lawrence's Church Hall, Whitchurch Lane, Edgware HA8 7QQ.

This is the hall that is used as our local polling station. Car parking is available on site. A formal Notice of the Resolution to be voted on at the EGM is enclosed.

The following is a summary of the main changes that are proposed to the existing Rules:

Subject	Existing Rule	Proposed New Rule	Reason
General Meetings	AGM – 14 clear days EGM – 7 clear days Quorum – 20 members Majority >50%	AGM – 21 clear days EGM – 21 clear days Quorum – 20 members Majority >50%	To give members more notice of AGMs and EGMs and to encourage better attendance.
Proposals involving the sale or lease of any land	Notice – 21 days Quorum – 150 members Majority >50%	Notice – 28 days Quorum - 100 members Majority >75%	To impose a more realistic but still demanding hurdle for any such proposals.
Proxy votes	Members may hold only one proxy vote in addition to their own.	Limit on proxy votes removed except in respect of proposals relating to land sales.	To encourage greater participation by making it easier to appoint proxies.
Annual membership contribution	Discounts may be applied to standing order payments and 50% reduction for new residents joining after 30 th June.	No discounts to be offered for standing order payments and no reduction for new residents.	The discount for standing orders is no longer applied in practice and offering a 50% discount to encourage new residents to join mid-year has proved ineffective.

The changes made reflect the application of best practice and we have tried to keep such changes to a minimum. A copy of the proposed Articles of Association of new company, together the supporting Rules, can be provided on request. Please contact me if you would like a copy.

I would remind you that only full Members of the CPEA will be eligible to vote. You will however be able to pay your membership on the night. The restructuring is important to the future of your Estate and I hope that there will be a good turnout at the meeting.

MEMBERSHIP

The CPEA exists to maintain and approve the unique features of the Estate. Our work benefits all Residents. Membership is voluntary and costs £100 per year. The annual membership was due for payment on 31st January 2013. Membership statements were recently distributed to all households.

Only 200 out of a total of 340 Residents have contributed so far this year, including 6 households who have contributed only £45, and 11 who have contributed only £75. Residents who have paid less than £100 will not be eligible to vote at the forthcoming EGM. If you have not yet contributed your membership please send your cheque for £100 or the balance due (made payable to the Canons Park Estate Association or CPEA) to me at 11 Powell Close.

SECURITY

The security patrols have now been running for over two years. The service is provided by Crown Protection Services and the guard patrols with a dog on a twice-weekly basis (on a Friday and Saturday evening), with the shifts running from 9.00pm until 5.00am.

The duty logs maintained by Crown indicate a reduction in the number of reported incidents over the period that the patrols have been operating. The patrols cost nearly £500 per week. We now have sufficient commitments from supporting Residents to enable the patrols to continue on a twice-weekly basis, but we urgently need to raise additional funds to enable us to increase the frequency of the patrols. The contributions have been set at £150 per year and payment can be made by instalments.

If you would like to see the patrols continue, and the frequency increased, please could you send your cheque (made payable to CPEA Security) to me at 11 Powell Close.

The Police have also asked me to remind Residents that any anti-social behaviour (including drug use) you witness should be reported to the Canons Safer Neighbourhood Team on 8721 2995 or by calling the non-emergency 101 number. This is important to ensure that the Police have a record of problems on the Estate. The 999 service should only be used for emergencies.

CULVERT SURVEY

The culvert is the drainage channel that carries overflow water from the Seven Acre Lake to the Basin Lake on Canons Drive.

The original open stream was closed in during the building of the houses in the 1930's and, as far as the Committee is aware, it has never been inspected. The Committee wanted to have the culvert surveyed by CCTV to assess its condition and to determine its precise location.

It must be emphasised that the culvert is **NOT** owned by Surplus Lands (Canons) Limited or the Association but is the responsibility (under Riparian Rights) of any householder through or beneath whose property it flows.

The initial survey was undertaken by UKDN Waterflow in April. The survey confirmed that the culvert runs under Dukes Avenue, then under the gardens of houses in Powell Close and Lake View, before running under Canons Drive and emptying into the Basin Lake. A total of 12 houses are affected.

The report highlighted a number of sections of the culvert where repair and maintenance work may be required. Unfortunately, the camera equipment could not access all areas of the culvert, and a second survey has now been scheduled for September to enable the work to be completed. Once this second survey has been undertaken, we will have a full report detailing the condition of the culvert along its entire length.

TREES

All trees within the conservation area – whether owned by the Association or not – are protected. In addition, many trees on the Estate are subject to an individual Tree Preservation Order. Any works to these trees must be approved by Harrow Council and (if appropriate) also by the CPEA.

We are aware that some tree work has been undertaken without the necessary approvals having been obtained. Please note that the Council has the right to take enforcement action and can impose substantial fines if work is undertaken without consent.

SOCIAL EVENTS

The CPEA, together with the Friends of Canons Park and CAPRA, jointly sponsored the talk by Katy Myers, a Garden Historian, on "The Gardens of Canons" that was held at NLCS in June. The event proved popular and was enjoyed by all those who attended.

We recently hosted members of the Pear Wood Nature Conservation Forum on a private visit to the Seven Acre Lake. Pear Wood is an ancient woodland area located near to the Royal Orthopaedic Hospital in Stanmore. They would be happy to return the compliment and provide Estate Residents with private access to Pear Wood. Please let me know if you would be interested.

Enjoy the rest of the summer!

ROBERT GRAHAM

CHAIRMAN

CPEA COMMITTEE

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NOTICE OF EXTRAORDINARY GENERAL MEETING

The Committee of the Canons Park Estate Association hereby gives formal notice of, and invites you to attend, an Extraordinary General Meeting of the Association to be held **at 8.00pm on Monday 9th September 2013 at:**

**St Lawrence Church Hall
Off Whitchurch Lane
Edgware HA8 7QQ**

The purpose of the EGM will be to consider the following Resolution:

To wind up the Canons Park Estate Association (the "Association") with effect from 31st December 2013 and to transfer the balance of any monies held or assets in hand, together with all outstanding liabilities as at the date of winding up, to Canons Park Estate Limited – a company limited by guarantee established for the purpose of continuing the work of the Association - and to authorise the Committee to take all the necessary steps to give effect to this Resolution.

Only Residents who have paid their full £100 membership subscription to the CPEA will be eligible to attend and vote at the EGM. Residents who have paid less than the full amount will not be permitted to vote.

Members of the CPEA may give another Member written authority to vote on their behalf but the Member so nominated may not hold more than ONE proxy vote in addition to their own. Please complete the Proxy Form below if you wish to nominate another Member to vote on your behalf.

PROXY FORM

Name:

Address:

Email:

I hereby nominate another Member to vote **FOR / AGAINST** [*Please delete as applicable*] the Resolution as my proxy.

Name of Nominated Member:

Address of Nominated Member:

I understand that a Member may only hold one proxy vote in addition to their own vote.

Signed:

**PLEASE RETURN YOUR COMPLETED PROXY FORM TO ROBERT GRAHAM AT 11 POWELL
CLOSE, EDGWARE HA8 7QU, BY 6.00PM ON FRIDAY, 6TH SEPTEMBER 2013**