

NEWS UPDATE February 2014

canons
park
estate
limited



Dear Resident

I hope you have all had an enjoyable Christmas / New Year break and belated best wishes for 2014!

I am writing with an update to let you know what has been happening on your Estate over the last few months.

STORM DAMAGE

I am sure all Residents will be concerned by the strong winds and heavy rain that have been a feature of the almost unprecedented number of severe storms we have experienced over the last few months, and the potential impact that this might have had on the Seven Acre Lake and Basin, and also on the Wellingtonia and other trees that line Canons Drive.

Myra Stephens (the Vice Chair of the CPEL) has been working tirelessly to co-ordinate the Committee's monitoring of the impact of the storms. She is in regular contact with the Drainage Engineers at Harrow Council with regard to the Lake and Basin. The Seven Acre Lake is classified as a Reservoir by the Environment Agency and its main function is to store surface water and control the flow downstream. She monitors the levels of the Lake and the Basin as well as checking regularly to ensure that the water is flowing freely through the inlet and outlet channels. She also regularly inspects the trees along Canons Drive.

In view of the unprecedented nature of the recent weather, and the inevitable strain that the flow of water through the Lake and Basin will have placed on the dam walls built above Lake View, Dukes Avenue, Dorset Drive and Cavendish Drive, we arranged for Dr Andy Hughes, our Statutory Reservoir Engineer, to undertake an emergency inspection of the area. The inspection was carried out earlier this month and I am sure that all Residents will be relieved to know that there were no issues of immediate concern that were identified.



Dr Hughes was however very concerned at the amount of garden waste and other rubbish that has been dumped in the area around the Lake by Residents living adjacent to the Lake (see photograph). This rubbish could potentially block the drainage channels and might obscure a problem with the dam wall that could otherwise have been identified. This problem must therefore be immediately addressed.

PLEASE COULD ALL LAKE RESIDENTS INSPECT THE AREA NEAR THEIR PROPERTY AND ARRANGE TO REMOVE THEIR RUBBISH AS A MATTER OF URGENCY. IF THIS IS NOT DONE, THE ASSOCIATION WILL REMOVE THE RUBBISH, AND WE WILL CHARGE THE COST OF THE WORK TO THE RESIDENTS CONCERNED.

Dr Hughes identified a number of other maintenance issues that will need to be dealt with in the coming months that will inevitably involve us in additional cost.

The severe storms have also caused some tree damage and we have incurred significant additional costs of around £2,500 to date undertaking emergency tree work – mainly involving the removal of hanging branches that could be potentially dangerous. The final cost once all the tree work is completed is likely to be significantly higher than this figure. It is particularly frustrating to have had to deal with potential tree problems in response to calls from Residents who do not even bother to join the Association.

FUTURE FUNDING

The current annual subscription of £100 was last increased in 2010.

Since then our costs have gone up each year and we have been unable to significantly increase the level of membership on the Estate. Despite that we have still been able to undertake some major projects (such as the refurbishment of the banking around the Basin last year) as well as building up a small reserve to be applied towards the cost of future projects. Unfortunately, there are always unforeseen events (such as the storms this year) which can eat into the reserve, and in addition to that we are required to remove two of the large poplar trees located near to the Rose Garden Close entrance to the Lake which could cost as much as to £7,500.

We need to refurbish an area of banking around the Lake to stabilise the path and prevent further erosion. This project will cost between £25,000 and £30,000 and needs to be completed by the end of 2015. We are also keen to improve the amenities around both the Lake and the Basin. This will require funding and we are proposing to finance this through a combination of increased annual subscriptions (to cover ongoing operating costs) supported by a separate fundraising initiative (to cover the investment required).

We do of course recognise the inherent unfairness of asking the 200 or so existing members to contribute more (even though the current level of subscription is modest at less than £2 per week) whilst 140 other Residents do not contribute at all. We will therefore be undertaking a membership drive in the coming months to try to increase the number of Residents who choose to become members of the CPEL.

We will be proposing a Resolution to the EGM asking for approval to increase the annual subscription. The more successful we are in attracting additional members, the lower the increase in the annual subscription will be.

RESTRUCTURING OF THE ASSOCIATION

I hope all Residents will be aware that the Association was restructured last year.

The formal Resolution to implement the new structure was approved at an EGM of the "old" Canons Park Estate Association (CPEA) that was held on 9th September 2013. The approval was unanimous and a new company, Canons Park Estate Limited (CPEL), was subsequently established which then took over responsibility for the maintenance of the Association's property on the Estate with effect from 1st January 2014.

I am the Chairman of CPEL and the other Directors are Myra Stephens (Vice Chair), Madan Ahluwalia (Finance Director), Sue Bennett, Julian Kostick, Darren Simons and Edwin Solomon.

The restructuring was not intended to make any significant changes to the Association's existing rules although the opportunity was taken to tidy up and clarify some of the existing rules where necessary. As previously reported, the only significant changes made were to extend the notice periods for AGMs and EGMs to bring them into line with existing best practice, and to change the proxy rules to eliminate the previous limit on the number of proxies that could be held by a member attending an AGM or EGM.

Some concern was expressed at the changes made to the proxy Rules and we will therefore be calling an EGM of the new company next month, to coincide with the final AGM of the old Association (see further details below), to allow members a vote on whether to reinstate the old proxy arrangements.

Copies of the Articles of Association of new company, together the supporting Rules, can be provided on request. Please contact me if you would like a copy.

ANNUAL GENERAL MEETING

As mentioned above, the final AGM of the CPEA will be taking place at North London Collegiate School at 8.15pm on **Wednesday, 26th March 2014**.

A formal notice of the CPEA AGM (and also the CPEL EGM) setting out the Resolutions to be considered will be circulated in advance of the meeting.

I would remind you that only Residents who have paid their full membership subscription of £100 to CPEL will be eligible to attend and vote. As previously, you will however be able to pay your membership on the night.

The decisions we make at these meetings are important and will affect the running of your Estate. I hope that there will be a good turnout at the meeting.

MEMBERSHIP

CPEL exists only to maintain and improve the unique features of the Estate. Our work benefits all Residents. Membership of CPEL is voluntary and costs only £100 per year. The annual membership subscription for the current year was due for payment on 31st January 2014.

Only 200 out of a possible total of 340 Residents who are eligible for membership contributed last year, including 5 households who contributed only £45, and 8 who have

contributed only £75 (in both case despite repeatedly being chased to pay the balance due). Residents who have paid less than £100 are not eligible to vote at General Meetings.

If you have not yet contributed your membership please send your cheque (made payable to the CPEA) for £100 or the balance due, to me at 11 Powell Close. A copy of the membership / standing order form is included with this Update.

Members of CPEL are automatically invited to join the CanonsTalk online information exchange service that is managed by Anuta Rosenfelder. Please contact Anuta directly if you have any questions regarding CanonsTalk – her email address is az123@tiscali.co.uk

SECURITY

Residents may not all be aware of the rape that occurred in Canons Park at the end of last year. You may also be unaware that, in the same week, a visitor to the Estate was attacked as she walked past the Basin late one evening. The need for continued vigilance should therefore be self evident.

The security patrols can make a difference if we can increase their visibility and, more importantly, their frequency. The service is provided by Crown Protection Services and the guard patrols with a dog on a twice-weekly basis (on Friday and Saturday evenings), 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 their frequency increased, please could you send your cheque (made payable to CPEA Security) to me, at 11 Powell Close. A copy of the application / standing order form is attached.

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

I referred in a previous Update to the CCTV surveys that were undertaken last year to establish the precise location and condition of the drainage channel that carries the outflow 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 previously been inspected.

Copies of the survey reports have been provided to Harrow Council and I am pleased to report – particularly in the light of the recent heavy rain – that the culvert is generally in good condition given its age, and no remedial work is required at this time. We are however now in the process of agreeing a regular programme of inspections with the Council to ensure the condition of the culvert is regularly monitored in the future. This is surely in the best interests of all Residents living on the Estate.

It must be emphasised that the culvert is NOT owned by Surplus Lands (Canons) Limited, the CPEA or CPEL. Responsibility for its upkeep (under the ancient principle of Riparian Rights) rests with the 12 householders in Dukes Avenue, Powell Close and Lake View through or beneath whose properties it flows.

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 CPEL. A copy of the CPEL's Tree Policy is available on request.

We are aware that some tree work has been undertaken recently without the necessary approvals having been obtained. In some cases the work has been undertaken by tree surgeons without the necessary accreditation. Please beware of using tree surgeons that cold call or deliver leaflets through the door. The Council requires tree surgeons to undertake tree work in accordance with BS 3998. A list of tree surgeons with this accreditation and who have experience of working in conservation areas is available from the Harrow Council web site. You are strongly advised to use a tree surgeon from the Harrow Council list.

I would remind you not to fell or prune any trees around the Seven Acre Lake or Basin as they belong to the CPEL. Please also ensure that your gardeners or contractors not leave any of your garden waste around either of the Lakes.

Please note that the Council has the right to take enforcement action and can impose substantial fines if work is undertaken without consent.

VERGES

We recently experienced a problem along Canons Drive when a number of the council verges were torn up by cars taking children to North London Collegiate School for entrance exams. Unfortunately, the traffic was not properly marshalled and the cars were driven across the verges, resulting in considerable damage.

We complained to the school and the damage was promptly repaired although a similar problem occurred a week later. We are chasing the school to have the damage repaired for a second time.

Inspecting the damaged Council verges did however serve to highlight the damage to many of the CPEL's verges along Canons Drive that has been caused by the failure of Residents or their visitors to safely navigate the passage onto their driveways.

PLEASE COULD I ASK ALL RESIDENTS TO TAKE GREATER CARE AND, WHERE OUR VERGE HAS BEEN DAMAGED, TO ARRANGE FOR IT TO BE REPAIRED.

We will be writing to all the home owners with damaged verges to offer to get the work done for them at their expense.

WEBSITE

We have recently de-commissioned the old CPEA website at www.cpea.org.uk

A new website is under development by Darren Simons, who we were pleased to welcome on to the Committee last year. It will be located at www.canonsparkestate.com and will provide Residents and other visitors to the site with access to much more information about the Estate.

In connection with the overhaul of the site, a new email address has been set up to enable Residents to direct any questions to the Committee. The address to use when raising any issue is enquiries@canonsparkestate.com .

I hope the update is helpful – it certainly shows how much is happening on the Estate despite this (supposedly) being a quiet time of year! Please let me know if you have any questions using the contact details below.

Regards

Robert Graham

ROBERT GRAHAM

CHAIRMAN

CANONS PARK ESTATE LIMITED

Email: robert.t.graham@btconnect.com

Mobile: 07899 064017

CPEL STANDING ORDER FORM FOR 2015 AND SUBSEQUENT YEARS

Canons Park Estate Limited membership contributions are due by 31st January each year. If you would like to support the vital work of the CPEL, please fill in the form below, and return it to Robert Graham (Membership Secretary) at 11 Powell Close Canons Drive Edgware HA8 7QU

MEMBERSHIP FORM

I wish to become a member of CPEL and have completed the standing order mandate to cover the **£100 ANNUAL MEMBERSHIP FEE** (This is the CPEL's preferred method of payment):

I enclose payment to cover the **£100 ANNUAL MEMBERSHIP CONTRIBUTION** for the year 2014 **OR** I confirm that I have made payment by direct bank transfer:

I enclose **£10 refundable deposit** for a key to the Seven Acre Lake. This is a one-off payment for new members – please call Michael Stephens on 8952 5561 to get your key

I agree to comply with the Rules of the Canons Park Estate Limited (a copy of the current rules is available on request or via the CPEL website at www.canonsparkestate.com):

Name.....

Full address.....

Telephone (H).....(W).....E-mail.....

STANDING ORDER MANDATE

PAYMENT TO:

Account Name: Canons Park Estate Association

Bank: NatWest Bank

Branch: Edgware

Account No: 37390724

Sort Code No: 60-07-31

Amount of Payment: **£100 (One hundred pounds only)**

Commencing: **31/01/2015** (And then **Yearly** Until Further Notice)

NOTE: This mandate **CANCELS** my / our existing standing order in favour of Canons Park Estate Association

(Tick if applicable)

CUSTOMER DETAILS:

Account Name:

Bank :

Branch Address:

.....

Account No:

Sort Code No:

Reference:

(INSERT FIRST LINE OF ADDRESS)

Signed By:

Name:

Date:

Day Time Contact Number:

CPEA SECURITY COMMITTEE STANDING ORDER MANDATE

THIS IS A NEW INSTRUCTION AND DOESN'T REPLACE AN EXISTING STANDING ORDER

PAYEE NAME:

Account Name: Canons Park Estate Association - Security
Bank: NatWest Bank
Branch: Edgware
Account No: 46642536
Sort Code No: 60-07-31

SIX MONTHLY PAYMENT OPTION: (Please tick if applicable)

Amount of Payment: £75.00 (Seventy Five Pounds Only)

Commencing: 1st June 2014

Frequency: Six Monthly until Further Notice

PLEASE ALSO ENCLOSE YOUR CHEQUE FOR £75.00 MADE PAYABLE TO CPEA SECURITY TO COVER THE INITIAL PERIOD FROM 1ST DECEMBER 2013 UNTIL 31ST MAY 2014

MONTHLY PAYMENT OPTION: (Please tick if applicable)

Amount of Payment: £12.50 (Twelve Pounds and 50p Only)

Commencing: 1st June 2014

Frequency: Monthly until Further Notice

PLEASE ALSO ENCLOSE YOUR CHEQUE FOR £75.00 MADE PAYABLE TO CPEA SECURITY TO COVER THE INITIAL PERIOD FROM 1ST DECEMBER 2013 UNTIL 31ST MAY 2014

CUSTOMER DETAILS:

Account Name:

Bank:

Branch Address:

Account No:

Sort Code No:

Home Address:

(Insert first line of address)

Signed By:

Name:

Date:

Day Time Contact Number: