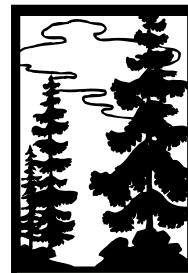


# NEWS UPDATE

## February 2015

canons  
park  
estate  
limited



Dear Residents,

I hope all Residents had an enjoyable Christmas/New Year break and belated best wishes for 2015! I am writing to let you know what has been happening on your Estate over recent months.

### THE BASIN BENCHES

I am sure all Residents will be aware by now of the decision that was taken to remove the Basin benches on a temporary basis at the end of last year. As we reported at the time, the Committee felt that something had to be done to address the antisocial behaviour problems on the Estate in general, and at the Basin in particular.

#### **ANNUAL GENERAL MEETING**

**The AGM of Canons Park Estate Limited (CPEL) will take place at 8.15pm on Wednesday 25<sup>th</sup> March 2015 in the Drummond Room at North London Collegiate School.**

**The formal notice of the AGM is included with this News Update.**

The Drummond room is named after John Drummond of Quarrel, and the formal meeting will be followed by a short talk about this close associate of the Duke of Chandos by Dr Aaron Graham (Junior Research Fellow at Jesus College, Oxford) – see details on page 7 below.

The evening will conclude with wine, soft drinks and 'nibbles'.

**All CPEL Members are welcome and membership will be available on the night. Non-members will not be able to attend.**

Unfortunately, like it or not, our Estate has become increasingly popular as a meeting place for groups of youths in the area. They get together to eat, drink, smoke and play music. The area to the back of the Basin was frequently used as a toilet. Evidence of drug use was not uncommon and the resulting noise and litter made this behaviour very unpleasant and a continuing nuisance for Residents.

These gatherings tended to happen mainly, but not exclusively, at night. They were generally focussed around the Basin although similar problems have been experienced at a number of other locations throughout the Estate. The security patrols on Friday and Saturday evenings have undoubtedly helped to reduce the extent of the problems, but they did not eliminate them entirely, and we felt that we needed to try to do more.

There has been much debate over the years about whether the benches located at the hard standing area by the Basin were an attraction for these groups and, as such, effectively promoted antisocial behaviour. In order to resolve this issue, rightly or wrongly (depending on your point of view), the Committee took the decision to take the Basin benches out of commission for an initial three month trial period. We installed temporary signage explaining why the benches had been taken out of commission.

The Committee recognised that the decision to remove the benches – even temporarily – would be unpopular and would inconvenience those residents who enjoy using the benches during the day.

We deliberately chose therefore to remove the benches during the winter when the benches tend to be used much less frequently by genuine visitors to the Basin and so the inconvenience would be much reduced. In contrast, the experience in past years has shown that the poorer weather does not seem to deter the less welcome groups of youths who seem to be impervious to the cold and have still

frequented the Basin late on a winter evening to enjoy the amenities that we so generously provide.

Taking the benches out of commission therefore gave us the opportunity to test whether the benches actually contributed to the antisocial behaviour problems. We have carefully monitored the impact of removing the benches. It is clear from anecdotal evidence and the logs of the security patrol, that the frequency of late night visits to the Basin has been dramatically reduced and the number of incidences of antisocial behaviour has fallen as a consequence.

The few of us who regularly clear litter at the Basin have noted the dramatic reduction in the amount of rubbish left at the Basin each morning. Having established that removing the benches has helped to address the antisocial behaviour problem, the challenge now is to find a permanent solution going forward.

**The Committee's intention is to reinstate the benches in a private area adjacent to the Basin where they would be accessible only to Members of the Association (including all Residents of Lodge Close, as their Residents' Association makes an annual contribution to our funds). Access to the Members' Area would be achieved using the key to the Seven Acre Lake, which is only provided to Members.**

The Committee has considered a number of alternative options for creating this private area and we will share the options with Members at next month's AGM. The intention is to encourage a period of consultation with a view to implementing the preferred option later in the year, as long as the necessary funding can be secured. It is also possible that planning permission will need to be obtained from Harrow Council, depending on which scheme is eventually adopted

## **DESILTING WORKS AND BANKING REPAIRS AT DALKEITH GROVE AND THE SEVEN ACRE LAKE**

As previously reported to Residents, the work to clear the silt at the inlet channel to the Seven Acre Lake and to repair the banking near the Rose Garden Close gate was completed in December. The inlet channel near the Dalkeith Grove Open Space had become seriously blocked by a build-up of silt over a number of years. The de-silting should have been undertaken regularly but has only actually happened once before, about 20 years ago. It would probably have been delayed even longer had Myra Stephens not brought to the attention of the Council its legal obligations under the terms of a covenant dated 1968, which allowed them to drain surface water from the then newly-built flats in Stone Grove Gardens to our Lake!



The photograph to the left highlights the build up of silt at the inlet channel in Dalkeith Grove. The photograph to the right shows how the inlet channel has been transformed following the completion of the work. The work was undertaken on behalf of Harrow Council by Ebsford Environmental, a firm that specialises in de-silting work, and was signed off by Prof. Andy Hughes our Statutory Reservoir Engineer on completion.



The silt was removed from the channel using dredging machinery on a floating pontoon and was then put back to create new banking using a semi-permeable membrane to hold it in place fixed with posts. The membrane will allow rain water to flow into the stream but not back again. Over a period of time the silt will dry out and settle.

The new banking will be seeded in the spring with a suitable wildflower mixture which is designed to both enhance and stabilise. The laurel over hanging the channel and many of the self-sown saplings along the inlet stream have been removed at the same time to open up the cover. This will allow in more light, which will help to prevent the build up of the often foul-smelling silt in future. No mature trees were removed and all of the woodchip will be spread on site.



Work on stabilising the banking near the Rose Garden Close gate was carried out by Ebsford Environmental at the same time as the work to the inlet stream was undertaken.

They utilised exactly the same method of dredging and then re-using the silt to create new banking as described above. The photograph on the right shows a section of the banking following completion of the works.

As we have previously reported, the urgent need for these repairs to be undertaken was highlighted by Prof. Andy Hughes in the report he provided following his most recent annual inspection of the Lake. He recommended that the work should be completed by the end of 2015 at the latest and it is due to Myra's efforts that this has been carried out on time.

The previous quotations that we obtained for this work were prohibitively expensive as all materials were to be brought in and out by hand through the small Rose Garden Close gate. Ebsford were however able to offer a much more competitive price as the dredging and other machinery required was already on site, so it just had to floated between the two areas under construction at the same time, thereby cutting down on both labour charges and the cost of hire of the equipment.

**The total cost of the work to the Association will be in the order of £10,500, all of which has been covered by the reserves built up out of the membership contributions paid by Residents.**

## **MEMBERSHIP**

It was agreed at last year's AGM that the annual membership subscription would be increased to £125 for 2015 and thereafter to £150 in 2016. This represents a contribution in 2015 of less than £2.50 per week.

As reported above, the £10,000 cost of the repairs to the banking at the Seven Acre Lake was financed entirely out of the contributions made by Members of the Association.

It surely cannot be fair that the burden of financing significant one-off costs of this nature, as well as the ongoing maintenance of the Estate, should be shouldered only by the 200 or so Residents who choose to join the Association.

Our focus will therefore continue to be on the 140 or so Residents who contribute nothing to the cost of maintaining our unique Estate but continue to benefit from the work that we do – not least in the way it increases the value of their properties - using the money contributed by their neighbours.

### **INTERESTED IN JOINING THE CPEL COMMITTEE?**

Please contact any member of the Committee if you care about the Estate and would be interested in joining our small but hardworking committee to assist with the preparation of newsletters and the organisation of social events.

We look forward to hearing from you!

**The Committee will therefore be undertaking another door-to-door membership drive in the coming months to try to increase the number of Residents who choose to become members of the CPEL.**

**Please could I remind non-members that the Committee is comprised of volunteers who spend much of their valuable time on estate business when they could easily be doing other things - and allow them the opportunity to speak to you when they call round!**

Residents who have not joined the Association or have paid less than £125 (for example under an old standing order arrangement) are not eligible to attend or vote at General Meetings, unless they join in advance or on the night.

If you have not yet contributed your membership for this year, please send your cheque for £125 (made payable to Canons Park Estate Limited or CPEL), to me at 11 Powell Close. **A copy of the membership / standing order form is available on request.**

## **CANONSTALK**

CanonsTalk is a valuable community network for Members of Canons Park Estate Limited (CPEL) and Lodge Close residents. Information of local events, recommendations for local trade services, and issues that apply to the Estate can be shared, keeping everyone up-to-date and connected.

It is intended as a forum to exchange information rather than to have long discussions - and to be cohesive rather than divisive.

The service is managed by Anuta Rosenfelder. Please contact her directly if you want to be registered to use CanonsTalk or if you have any questions about the service – her email address is az123@tiscali.co.uk. Once you are registered you will receive emails as communications are posted. If you wish to submit a post, please email CanonsTalk@yahoogroups.com.

The site is moderated, so all messages are checked to ensure they are appropriate. This means there may be a delay dependent on the Moderators' opportunities to deal with email on any given day.

All posts should adhere to the Posting Guidelines (see opposite). If a message is moderated, a Moderator will try to contact you to explain the problem, and see if there is a way for it to be posted.

The purpose of CanonsTalk is to encourage residents to engage, so moderation is kept to a minimum. This does mean discussions may be stopped if email traffic gets too heavy. This does not reflect an endorsement of one view over the other by the Moderators.

## **RESTRUCTURING OF THE ASSOCIATION**

As most Residents will be aware, the Association was restructured last year, with the establishment of a new company, Canons Park Estate Limited (CPEL), to take over responsibility for the maintenance of the Association's property on the Estate with effect from 1<sup>st</sup> 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. In addition, Michael Stephens, Peter Bennett and Benjamin Mire are members of the expanded committee that looks after the day-to-day running of the Estate.

### **CANONS TALK: POSTING GUIDELINES**

No commercial advertising or promotion is permitted, but information about charity or local events and concerts is very much welcome.

Likewise, residents' teenage/ young adult children advertising their babysitting services etc is permitted.

Moderators may post messages from officials highlighting particular updates which may be of interest to some of the Members. In doing so, there is no endorsement for any political or religious belief.

When posting a message please consider that its purpose should be to provide or request information rather than opinion. There will be an equal and opposite opinion and CanonsTalk is not a discussion forum.

When using CanonsTalk, no expletives, profanities or racist language which may offend other Members of CanonsTalk may be used.

The implementation of the restructuring is proceeding with the shares of Surplus Lands (Canons) Limited (SLCL) having now been transferred to CPEL. SLCL is the registered titleholder of the Seven Acre Lake, the Basin, the grass verges along Canons Drive and the other surplus lands belonging to the Association. The next stage will be to transfer ownership of the surplus lands to CPEL following which SLCL will be dissolved. It is hoped that the restructuring will be completed over the next few months.

The restructuring did not make any significant changes to the rules of the old Association although the opportunity was taken to tidy up and clarify some of the existing rules where necessary. One of the changes that was made, to eliminate the previous limit on the number of proxies that could be held by a member attending an AGM or EGM, did however prove to be controversial and a Resolution to reinstate the old proxy limit of one vote per Member was presented to an EGM last year. The vote at the EGM was in favour of the Resolution but the majority was insufficient for the change to the Rules to be implemented.

**The Committee is therefore bringing forward a compromise proposal to the AGM this year that would limit the number of proxy votes on all Resolutions (other than those involving Special Business) to five per Member attending the Meeting.**

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

## **HEALTH AND SAFETY**

The Committee recently commissioned an independent Health & Safety inspection of the Basin Lake in Canons Drive. The risk assessment made a number of recommendations for improving compliance with Health & Safety guidelines and these are being implemented in full.

A life buoy and warning signs are to be erected at the Basin and on the entrances to the Seven Acre Lake. The cost of the assessment and the purchase of the necessary equipment have amounted to just over £1,000.

These actions ensuring compliance with Health & Safety legislation reflects the seriousness with which the Committee takes its responsibilities, acting as it does on behalf of all Members of the Company.

## **SECURITY**

Residents will be aware that, in the last few years, we have regretfully had to report a rape in Canons Park, an attack on a woman as she walked past the Basin Lake late one evening, a sexual assault on a teenager (also by the Basin) and a serious gang-related incident that occurred on a night bus on the High Street at the end of Canons Drive. This does not include the more frequent reports of burglaries, damage and thefts of valuables from cars and (most recently) the theft of a car that was parked outside the home of one of our Residents.

The need for continued vigilance should therefore be self evident.

The security patrols can make a difference if we can maintain 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 7.00pm until 3.00am.

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 for £150.00 (made payable to CPEL Security) to me, at 11 Powell Close. A copy of the application / standing order form is available on request.**

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 020 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.

## **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 website. 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 do 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 recurrence of the 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, as was the case last year, the traffic was not properly marshalled and the cars were driven across the verges, resulting in considerable damage.

Yet again, we complained to the School, and the damage was promptly repaired.

Inspecting the damaged Council verges did however again serve to highlight the damage to many of the CPEL's verges along Canons Drive, which has been caused by the failure of Residents or their visitors and contractors 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.**

## **WEBSITE**

The old CPEA website at [www.cpea.org.uk](http://www.cpea.org.uk) has now been decommissioned.

A new and much improved website has been developed by Darren Simons. It has now gone live and can be accessed at [www.canonsparkestate.com](http://www.canonsparkestate.com). The new site is much easier to navigate and will provide

Residents and other visitors to the site with access to much more information about the Estate. Future plans include a Members only section, including recommended suppliers and trades people, and access to archived material. Suggestions and ideas would be gratefully appreciated by emailing [darren.simons@canonsparkestate.com](mailto:darren.simons@canonsparkestate.com).

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](mailto:enquiries@canonsparkestate.com)

I hope Residents find this update 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.graham@canonsparkestate.com](mailto:robert.graham@canonsparkestate.com)

Mobile: 07899 064017

## FRIENDS OF CANONS PARK SEEK A NEW TREASURER

Could you spare a few hours a month to handle the finances of this small but effective local group that looks after the magnificent park at the top of Canons Drive? You do not need to be an accountant but bookkeeping skills would be necessary. We meet about every six weeks at a local venue and hold an AGM once a year.

For more information, please contact our Chairman, Ian New, via our website:

[www.canonsparkfriends.org](http://www.canonsparkfriends.org)

## HOUSE AND RUBBISH CLEARANCE BY A FRIENDLY CONTRACTOR

For a no-obligation quote, please call Chris on:

**07932 55 00 20**



Environmentally Licensed  
CPEL Contractor for Over 10 Years  
References Available

## **NOTICE OF ANNUAL GENERAL MEETING**



The Board of Canons Park Estate Limited (CPEL or the Company) hereby gives formal notice of the first Annual General Meeting of the Company to be held at **8.15pm on Wednesday 25<sup>th</sup> March 2015** at:

**Drummond Room  
North London Collegiate School  
Canons Drive  
Edgware HA8 7RJ  
(Please use Canons Drive entrance)**

The Meeting will be preceded at 8.00pm by the Annual General Meeting of Surplus Lands (Canons) Limited. This meeting is a formality to comply with the Companies Act. This Company is dormant and the accounts presented to the shareholders do not differ from year to year.

### **AGENDA**

The agenda for the AGM of Canons Park Estate Limited will be as follows:

1. Apologies
2. Minutes of Final AGM of the Canons Park Estate Association and the previous Extra Ordinary General of Canons Park Estate Limited.
3. Chairman's Report
4. Treasurer's Report
5. Membership Report
6. Environmental / Tree Report
7. RESOLUTIONS
8. Any Other Business

### **RESOLUTIONS**

The following Ordinary Resolutions will require approval by majority of 50% of Members present in person or by proxy:

1. To receive from the Board a report, balance sheet and statement of accounts for the preceding Financial Year 2014 and an estimate of the receipts and projected expenditure for the current Financial Year 2015;
2. To note the Annual Subscription Fee of £150 for the following Financial Year 2016 as previously approved;
3. To re-elect the directors;
4. To reappoint the Sobell Rhodes LLP to be the Company's accountants;

The following Resolution, if passed would represent a change to the Memorandum and Articles of Association and will therefore be presented as a Special Resolution requiring a majority of 75% of Members present in person or by proxy:

5. To approve a change to the proxy rules by amending the existing Article 23.4 of the Company's Articles of Association:



*"Upon any resolution concerning Special Business, the same proxy may not be appointed by nor vote on behalf of more than one Member."*

To read as follows:

*"Upon any resolution concerning Special Business, the same proxy may not be appointed by nor vote on behalf of more than one Member, but upon any Resolution which does not concern Special Business the same proxy may not be appointed by nor vote on behalf of more than five Members."*

Only Residents who have paid their full £125 membership subscription to Canons Park Estate Limited (CPEL) will be eligible to attend and vote at the AGM. Residents who have paid less than the full amount will not be permitted to vote. Eligible residents will be able to pay for their membership at the door.

Members of the Company may give another Member written authority to vote on their behalf.

Please complete the Proxy Form below if you wish to nominate another Member to vote on your behalf.

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**PROXY FORM**

**Name:** .....

**Address:** .....

**Email:** .....

I hereby nominate another Member to vote **FOR / AGAINST** the Resolution as my proxy as shown below:

**RESOLUTIONS:**

	<b>FOR</b>	<b>AGAINST</b>
1. Approval of budget	<input type="checkbox"/>	<input type="checkbox"/>
2. Confirmation of increase in subscription fee	<input type="checkbox"/>	<input type="checkbox"/>
3. Re-election of Directors	<input type="checkbox"/>	<input type="checkbox"/>
4. Appointment of Sobell Rhodes LLP	<input type="checkbox"/>	<input type="checkbox"/>
5. Approval of change to the proxy rules [SPECIAL RESOLUTION]	<input type="checkbox"/>	<input type="checkbox"/>

**Name of Nominated Member:** .....

**Address of Nominated Member:** .....

**Signed:** .....

**PLEASE RETURN YOUR COMPLETED PROXY FORM TO ROBERT GRAHAM AT 11 POWELL  
CLOSE, EDGWARE HA8 7QU, BY 8.00PM ON MONDAY, 23<sup>RD</sup> MARCH 2015**

**"An acquaintance of almost 40 years standing"**  
**John Drummond, the Duke of Chandos and Canons, 1705-42**  
A short presentation by Dr Aaron Graham  
following the AGM on Wednesday, 25<sup>th</sup> March 2015

**Who was John Drummond and why is there a room named after him at Canons?**

This short talk will explore how the Duke of Chandos kept up a 40-year friendship with John Drummond of Quarrel, a Scottish merchant and politician, whose family eventually settled nearby in Stanmore Park.

Using letters from London, Edinburgh, Amsterdam and Paris, the talk will show how their friendship survived war, bankruptcy, rebellion, treason, corruption and a global financial meltdown in the early eighteenth century.

Dr Aaron Graham grew up on the Canons Drive Estate and went up to Oxford in 2004 to read Modern History at Lincoln College, where he was a Lord Crewe Scholar. He remained there for an MSt in Historical Research, then moved to New College in 2008 for his DPhil.

Between 2011 and 2012 he was a Retaining Fee Lecturer in History at Somerville College. In 2012 he was awarded a three-year British Academy Postdoctoral Fellowship and moved to Jesus College as a Junior Research Fellow in History.

Aaron's book on corruption, finance and the Duke of Chandos in the early eighteenth century will be published by Oxford University Press in June 2015.



John Drummond of Quarrell



John Brydges, First Duke of Chandos