

# CANONS PARK ESTATE LIMITED

## July 2020 newsletter

Dear Neighbours, Members and Residents

### **What does CPEL do?**

I hope you all are in fine fettle after being significantly homebound during the isolation period. I met many of you walking around the Lake and Canons Park and hopefully we will soon return to a sort of normality. This newsletter introduces an art competition for the Estate, and we have included a flyer detailing concern about a planned development at Canons Park station, but my main focus is our membership and security.

While we endure this stressful period not being able to see our family, children or grandchildren, a number of residents have offered to assist to help increase the Membership and Security numbers especially at this vulnerable time. Various incidents have occurred on the Estate, some causing bodily harm to our residents. We should not be complacent, this is a serious situation and, ideally, we need to expand the security presence.

Security was high on the AGM agenda but regrettably this was suspended because of Covid 19. However only 10%–15% of our residents attend the AGM and actively engage in the running of the Estate discussing in the presentations of the accounts, topical issues and other activities. We gladly welcome all Members to the AGM and urge you to attend when we next get to meet.

For those unfamiliar let me highlight the activities of the Board and what your Membership pays towards:

We are responsible for the maintenance of the Lake and the Basin, the “CPEL lands”. These beautiful areas require constant monitoring. Some years ago the Environment Agency designated the Lake as a raised reservoir. We have an annual Lake inspection with a 10 year thorough inspection, carried out by Dr Andy Hughes, an expert in this field and Supervising Engineer under the Reservoirs Act. The Basin as with the Lake is inspected and reports produced so that the committee can follow instructions. The lake is monitored by the water bailiffs twice a week. We follow the weather forecasts and if heavy storms are mentioned or heavy rain, these visits are more often and, if necessary, instantly.

The Canons Park Estate has a Tree Policy in line with the Harrow Council Policy. The maintenance of the trees are essential on our Estate. These are surveyed regularly by appointed arborists and the reports followed through with the appointment of Tree Surgeons on Harrow Councils lists with their endorsement. We oversee trees that are over 200 years old on the Estate, some are special species with values of over £250K. We ensure the lands belonging to the Estate are maintained – at the lake, at the Basin and near the white pillars.

We ensure the two entry gates to the Lake are in working order and residents have constant access. We find slamming the gates could cause a problem with the locks and alignment and we request they are carefully closed. We are preparing to renew the locks and the keys, preventing those who hold keys or keys that have passed on to non bona fide members from gaining access unofficially, an unreasonable burden on members.

In the last two years we have had two accidents on the Estate, completely destroying the double metal gates entrance to the Lake and another demolishing the wall at the entrance to Canons Drive, both time consuming claims to address.

We maintain separate funds for membership and security (they accounted for and banked separately) – one does not carry the other. Our treasurer (a qualified accountant) manages this presenting accounts to our auditors and the Board on a monthly basis. This is virtually a full time role, uncharged to the Estate.

We often generate sponsorship to support the annual cost or for a special project, in the last 5 years we have generated approx £15,000. We have built a very good relationship with the North London Collegiate School who have always supported our campaigns. They have for over 30 years permitted the CPEA/ CPEL to hold AGM's at the School, providing their Music Room with caretaking support staff.

We liaise with Harrow Council over a number of issues ---road improvements, lighting, planning permission and tree and lake guidance.

We oversee the Security on the Estate, ensuring that we deal with a company and staff who respect the Estate and who act diligently doing their job to protect us. We have a contract with Securteam and we monitor their attendance and expect a weekly report showing the activities that have occurred over the cover period. The subscriptions have to be collected from residents, paid by a mixture of Standing Order, cheque, bi-annual and monthly transfers, a very time consuming exercise for the Treasurer and the security team.

We incur costs for Third Party Insurance, Employers Insurance for staff working on the Estate, property insurance for the pillars, gates and other structural sections on the Estate – all are chargeable.

We refer to lawyers where necessary, and in recent times we have had to use their services a lot more than previously, this is a chargeable service.

We liaise with the Police. With recent events that have occurred on the Estate. we have requested additional police presence to act as a deterrent. We have noticed in the last few weeks a police vehicle and police officers patrolling.

This list is not exhaustive, but it shows how we spend your £150 membership contribution. If we calculate the time consumed in administering this and paying someone £25 per hour, CPEL would run out of funds in the first year. Please do not take the services the committee provide for granted. I suggest we respect every committee member and offer support rather than constantly finding areas of weakness or inadequacies.

As volunteers we are challenged virtually every day over various issues, some large and some small all requiring care and attention. We are only asking for £3 per week to cover all of the above.

## **Security on the Estate**

Do we need security on the Estate? Some believe we do. Some believe we don't. Some believe if enough people pay, they don't have to pay. Some have said until we reach 50% contributing only then they will contribute.

Over the last few years we have experienced many challenging issues on the Estate - anti social behaviour, drug dealing, unruly speeding along Canons Drive as though it is a race track, burglaries, attempted break ins and residents being hurt or traumatized, challenging individuals wanting to loiter on the Estate with their own agenda. The list is too extensive not to react.

A group of volunteer residents being led by Clive Pollard will be contacting you to encourage you to join as Members and the Security Scheme. They are giving of their time to help CPEL - we are determined to increase the number of security sessions, but we need from your financial support. We would prefer annual standing orders to save reaching out to you each year apart from the tracking of monthly payments.

The ideal position would be to have 24/7 security cover, but this is not realistically possible. A good compromise could be 8 hour shifts staggered nights and days throughout the week. 300 residents paying £200 p/a will pay for this service... this is possible.

Here are some examples of the guard reports

*I drove towards NLCS and the Park and stopped behind a vehicle reg no XXX. They soon left the Estate via Stonegrove.*

*As I approached the Park multiple cars approached at this time, I parked my vehicle behind one car and they all did a three point turn and left the Estate via Dukes Av I followed them exiting the Estate .*

*I was called at 11.30pm and was told that a masked man was trying to steal the catalytic converter from under a Toyota. When we challenged him he quickly jumped into his vehicle , a blue / purple toyota with two others and they sped off .*

*There was a black vauxhall reg XXX parked on Canons Drive ( two people in the vehicle ) I sat behind them with my lights on, they soon drove from the Estate .*

*There were four couples at the Basin smoking , chatting and drinking, I explained the area was off limits at 9.00pm, they soon moved away without a fuss.*

*I spotted two cars doing a three point turn away from Lodge Close near the caretakers lodge, once they saw my vehicle, they quickly drove off. I retained their numbers .*

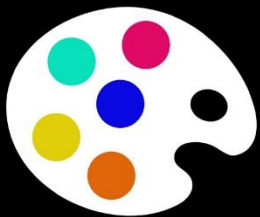
In other news we are arranging an art festival (details below) and plan to arrange more community events later in the year. Please continue to support your Estate

Edwin Solomon - Chair, Canons Park Estate Ltd.

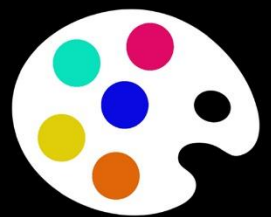
# Canons Park Estate Community ART FESTIVAL

Let's fill the streets with colour

We invite you to create a piece of art on  
one of these themes:



'LOCKDOWN IN COLOUR'  
'A COMMUNITY CARES'  
'BEAUTY IN NATURE'



Please display your entry in a front window  
between the 10th-16th August

Prizes will be awarded in age groups;

**under 10's / 11-18 years / 18+**

This is an opportunity for our community to  
enjoy the art work and appreciate the beauty  
of our environment

Please confirm your exhibit  
including your address with  
kathryn\_finlay@hotmail.com  
sarah.patchick@gmail.com

## Canons Park building development

As you may be aware TfL is looking to redevelop Canons Park station car park into housing, resulting in a loss of commuter parking space, with insufficient local infrastructure, over-use of a small area, and completely over-developing the area. We are strongly against this develop and include a flyer with more information about how you can make your comments to the Council. Please make sure your voice is heard.

### CPEL NEEDS YOU



We still need more photographs and a new logo for our website although we have recently received some wonderful photos of wildlife on the Estate. Due to a lack of space they are not included here but will be appearing on the website shortly and hopefully it will be in the next newsletter. If you have images or , logos to share please contact Darren at [darren.simons@canonsparkestate.com](mailto:darren.simons@canonsparkestate.com)

CPEL is entirely volunteer driven and we are always looking for volunteers, especially people with expertise in structural engineering, planning, social event organising, website design and legal expertise.

If you are interested in getting involved, please contact Edwin at [edwin.solomon@canonsparkestate.com](mailto:edwin.solomon@canonsparkestate.com) to discuss further - we cannot function without your support

## Useful contact information

### HARROW COUNCIL

You can contact Harrow Council via the internet ([www.harrow.gov.uk](http://www.harrow.gov.uk)), or via Harrow's general switchboard (020 8863 5611). Here are some direct numbers for the most commonly used departments:

Bins/Environment:	020 8424 1754	
Street lighting:	020 8424 1887	
Planning:	020 8424 1441	Email: <a href="mailto:planning.applications@harrow.gov.uk">planning.applications@harrow.gov.uk</a>
Conservation enquiries:	020 8424 1467/8	Email: <a href="mailto:conservation@harrow.gov.uk">conservation@harrow.gov.uk</a>
Tree enquiries:	020 8424 1471	
Environmental hazards:	020 8863 5611	(EMERGENCY USE ONLY)
Street hazards:	020 8863 5611	(EMERGENCY USE ONLY)

To report anti-social behaviour: Harrow Council ASB Team – 020 8736 6307 or 07927 548479

Email: [asb@harrow.gov.uk](mailto:asb@harrow.gov.uk) Web: <https://www.met.police.uk/ro/report/asb/asb-b/report-antisocial-behaviour/>

### LOCAL HOSPITALS

Nearest Hospital: Edgware General. No accident and emergency unit. Tel: 020 8952 2381

Non-emergency medical, including coronavirus (COVID-19): Tel: 111

Blood Donation Centre: Edgware General Hospital: Tel: 0300 123 23 23

Nearest Accident and Emergency Units: Northwick Park Hospital: 020 8864 3232,  
Watford General Hospital: 01923 244366  
Barnet General Hospital: 020 8216 4100

### OTHER USEFUL CONTACT DETAILS

Friends of Canons Park: [www.canonsparkfriends.org](http://www.canonsparkfriends.org) Email: [canonspark@outlook.com](mailto:canonspark@outlook.com)