

# CANONS PARK ESTATE LIMITED

## March 2020 newsletter / AGM

Dear Neighbours, Members and Residents

Last year at the AGM I assumed the position of Chairman on the Estate, having previously held the position over twenty five years ago. Myra Stephens and Robert Graham have held the baton for over 25 years and I would like to personally thank them again for all that have done over the quarter century. I thank them both on behalf of the committees in which they served and on behalf of the whole Estate for their sterling work and devotion. Thank you Myra. Thank you Robert.

We now have a committee of nine residents, each giving up their time for meetings and other activities, whilst ensuring the Estate is kept safe and functional. In truth, servicing the Estate is virtually a full time job for several people. The mere fact the accounts are meticulous, that the administration work (insurance, legal) is dealt with, that the overseeing of the lands and their maintenance are supervised – we seem to assume this happens automatically. If we paid for a service company to oversee these works it would cost an additional £30,000 - £40,000 annually, unaffordable from the CPEL coffers.

Let me briefly explain what we have been doing as a Committee over the past 12 months...

We dealt with a very protracted insurance claim when a young driver decided to demolish our gates at the Lake View Entrance.

We have been dealing with our professionals and the Local Authority to safeguard the beautiful trees along Canons Drive . If these trees were removed it would completely change Canons Drive and the tree lined Estate. We are working with our stakeholders to guide us through the process.

We are engaged in a legal position against the Estate due to potential subsidence damage. The Committee with support from professionals are dealing with the process.

We experienced an aggravated burglary which has caused much distress to a neighbour living on the Estate. The Estate has galvanised due to this dreadful experience and this newsletter sets out Security options going forward, responding to your request. This must be carefully read and considered. **PLEASE do NOT leave this to others. We are all INVOLVED and should share the RESPONSIBILITY financially.**

We have been working tirelessly to deal with the day to day concerns on the Estate. We now have insurance cover for our buildings, such as the White Pillars entering Canons Drive, the wall at the entrance to Canons Drive which has been demolished several times over the years , the gates at Lake View and other structural sections on the Estate.



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We are embarking on a major clearance scheme around the Seven Acre Lake. This beautiful section of the Estate should be considered an asset for us, not a liability. We have commissioned a forester to clear swathes of foliage, loose branches, hundreds of surplus logs,

branches encroaching over the Lake, as well as garden rubbish dumped by some residents. The volume of works done will be as much as we can afford this year – the project itself is a 3 – 5 year project. As a result, the pathway will be more accessible for you as Members to walk around with ease and to enjoy 360% of this wonderful tranquil area and natural environment. We hope over time this will give Members the incentive to visit more often and enjoy the beauty, scenery and tranquillity of the Seven Acre Lake. The benches around the Lake will be cleaned and made accessible and comfortable to sit on and enjoy in privacy. The privilege of the Seven Acres is for your PRIVATE use, and for Members only.

A few weeks ago following an aggravated burglary 50% of the Estate galvanised, either face-to-face or via e-mail / WhatsApp that we increase the period of Security. We have given your request a great deal of thought and are proposing three options for you to consider, which are described opposite. The police have been very clear on how they can and cannot support the Estate against burglaries and anti-social behaviour. They confirmed that where there have been two PCs covering three wards including our Canons Ward, from next month this number will be reduced to one, as one officer is being transferred to South Harrow. At the Residents meeting recently held, the Police spent a great deal of time persuading residents to employ a Private Security Company to promote a presence on the Estate acting as a deterrent.

I thank those who have supported both the Membership and Security schemes for many years and for your contribution this year. I very much hope to see the remainder of the 340 households on the Estate to pay their Membership and Security contribution by the AGM (30th March 2020). Enclosed with this newsletter you will find the relevant payment details as well as AGM notice.

**YOU PURCHASED A PROPERTY ON THIS UNIQUE ESTATE – IT DOES NEED MAINTAINING AS WITH EVERYTHING YOU POSSESS. IF WE ALL PAY A LITTLE OVER £6 PER WEEK WE CAN MAINTAIN THE ESTATE AND THE SECURITY SCHEME FOR THE BENEFIT OF ALL ON THE ESTATE, RATHER THAN RELYING ON OTHERS.**

We have booked the Music Room at North London Collegiate School for Monday 30<sup>th</sup> March 2020 for our AGM, and the meeting will start at 7.45pm (Surplus Lands AGM), followed by the CPEL AGM at 8.00pm. We look forward to seeing as many of you there as possible. We are hoping to invite a representative from the Security Company and the Police to speak for 20 – 30 minutes together. Only paid up Members will be permitted to attend the AGM . Payment at the door will be acceptable. Light refreshments will be served.

We are pleased to welcome new residents on the Estate. If we have not yet contacted you please email [enquiries@canonsparkestate.com](mailto:enquiries@canonsparkestate.com) and we will guide you through the process of membership.

Wishing you all a Happy & Healthy 2020

Edwin Solomon  
Chair, Canons Park Estate Ltd

## CPEL NEEDS YOU



We need more photographs and a new logo for our website and all other communication. If you have images, logos, ideas 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

## Security

Sadly the thorny issue of **SECURITY** on the Estate has now become a real and tangible issue. In the last 12 months we have had at least 9 houses burgled and one serious aggravated raid within our Estate. With significant cuts in Police budgets, and fewer constables on the beat at a time when crime on the streets has increased dramatically including many attacks on households, **WE MUST TAKE ACTION** as a community and come together to protect our belongings and look out for each other.

A few weeks ago we received over a hundred e-mails from residents wanting to get involved, following the aggravated burglary, which only reinforces the concerns that everyone has over the security issue.

We currently employ a security company, for a limited period over the weekend, due to insufficient subscribers to the scheme. **It is grossly unfair to expect a small percentage of the Estate to provide the financial support to cover the Scheme for the entire Estate.**

As a result, I would like to appeal to each and every household to participate and give your support to one of the options listed below to help improve the security and make the neighbourhood safe.

A small contribution will go along way and help appease the anxiety that is being felt.

Numbers of days / nights of security		2	4	5	7
		Sessions of 8 hours each per week			
Cost based on existing rates and without price increase)		<b>£16,000</b>	<b>£31,000</b>	<b>£38,450</b>	<b>£53,450</b>
Price per household	At 300 houses		£103	£128	£178
	At 200 houses	£80	£155	£192	£267

Our proposal would be to stagger the hours for the day shifts, especially if we were able to commission 7 days a week, where there would be three fixed times and four staggered times every fortnight.

As a footnote the current fee structure is:

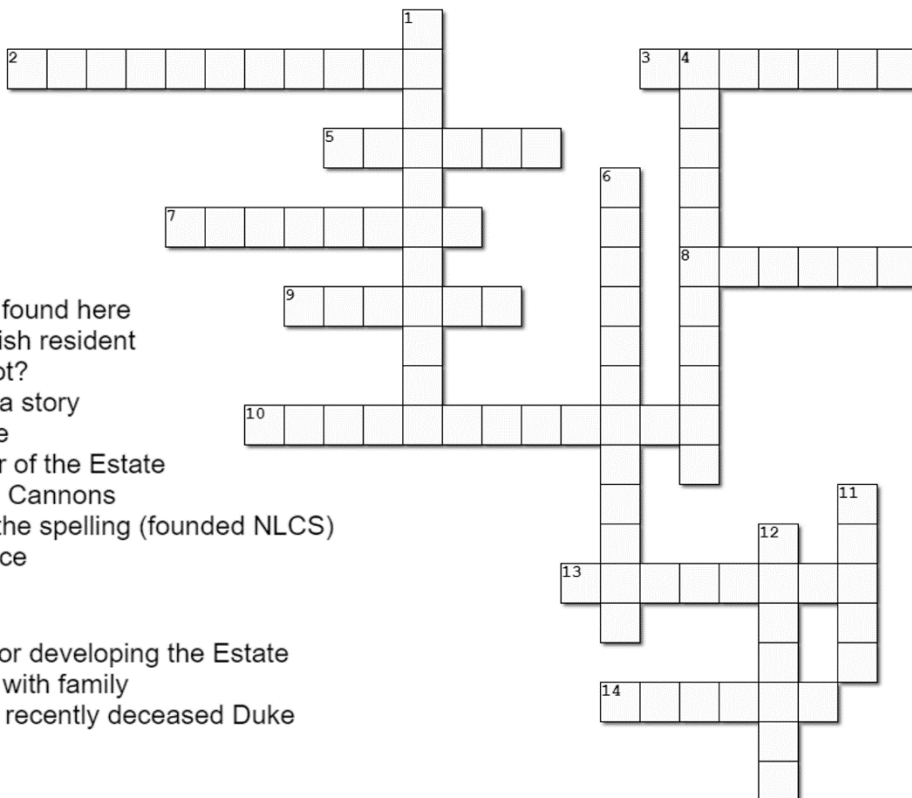
- 1) Estate Membership - £150 per annum
- 2) Security Contribution - £150 per annum
- 3) If you decide the Security is all you want from the Estate, the cost will be £225 per annum.
- 4) If you decide you do not wish to contribute to the Security Scheme, the Guard is instructed to exclude your Home, and will not respond to an incident that occurs on your premises.

It is imperative everyone fully understands the gravitas of the situation and it remains in everyone's interest to get involved to make the neighbourhood safe once more. We would like residents to respond indicating which Security Scheme they would support by 20th March. This can then be discussed at the AGM.

Please contact the CPEL Security team at [security@canonsparkestate.com](mailto:security@canonsparkestate.com) for further information.

Some insurance companies offer a discount on home insurance if you subscribe to a neighbourhood security scheme.

## CPEL Puzzle Corner



### Across

2. Many an Estate Gable may be found here
3. Holocaust survivor, ex-Cavendish resident
5. Resident film critic. And why not?
7. Ex-resident who wanted to tell a story
8. Original name for Canons Drive
9. A drive in Stanmore, last owner of the Estate
10. Paymaster General who build Cannons
13. Reason for lateness, excuse the spelling (founded NLCS)
14. Baroque composer in residence

### Down

1. For acts of great heroism, and for developing the Estate
4. Transatlantic seasonal resident with family
6. John Lindley named this after a recently deceased Duke
11. Ornamental pond, open to all
12. Lake connection

ANSWERS WILL BE POSTED ON CANONSTALK

## 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)