

CANONS PARK ESTATE LIMITED

November 2019 newsletter

Welcome to the latest Canons Park Estate newsletter. 2019 has been a very busy year on the Estate with some fantastic social events organised by residents of Lake View and Powell Close, but also serious challenges as we seek to protect the trees along Canons Drive from a number of recent insurance claims.

The main focus of this newsletter is information regarding these trees and we consider a meeting is required with all residents (CPEL Members and Non-Members are invited). We need to explain the presentation situation and the implications if the Council decides to lift any Tree Preservation Orders (TPOs). It would be unprofessional if we allowed this situation to develop and we then reached an emergency scenario. We must therefore discuss this with you and collect views in terms of next steps.

With this in mind, we have booked the Music Room at North London Collegiate School for Monday 9th December 2019. The meeting will start at 8.00pm. We look forward to seeing as many of you there as possible – light refreshments will be served.

Another change this year has been changing the security provider to SecurTeam. The Security Committee was unhappy with the level of service previously provided, and therefore managed a change to SecurTeam. This newsletter includes some details about what the security scheme provides and how to sign up.

As always, we cannot function without your membership, so please ensure your membership dues are up-to-date so that we can all appreciate the Estate, its natural beauty and community.

Wellingtonia trees

As you may be aware, there have recently been a number of subsidence claims from homes on Canons Drive against the Wellingtonia trees set on the grass verges belonging to Canons Park Estate Limited (CPEL).

This avenue of trees is one of the main features of the Estate, and in fact one of the reasons for purchasing a home here. These imposing trees have been in situ for about 170 years and more than 80 years before the houses were built. It is no wonder that the Estate has been designated a Conservation Area by Harrow Council and Tree Preservation Orders placed on the trees in Canons Drive.

As you can imagine, the committee of CPEL will continue to fight tirelessly against the removal of the trees, and we were delighted that the recent petition to object to the removal of one of these precious trees was overwhelmingly supported by 85% of the Estate, with 4% declining to sign the petition and a number of residents being away or houses being under renovation. As a Committee representing the residents of the Estate, we hope that we can continue to count on such a high level of support in the future. The response to the petition demonstrates a strong desire to keep the Estate in its present glory.

We are, of course, delighted that the application to Harrow Council to lift the Tree Preservation Order (which inevitably would have led to removal of the tree) was refused. We thank Harrow for its decision and for recognising the great value of such a tree to the Estate.

CPEL has recently engaged the services of an arborist who is well known and respected within the industry, with specialist knowledge of the damage that can be caused by trees and who has acted as an expert witness for many years, assisting Courts to resolve claims involving subsidence damage.

The arborist, Dr Martin Dobson, has now assessed every tree along Canons Drive. Following this all other trees belonging to the Estate within close proximity to a home will be assessed. We are being pro-active and will assess and act on the expert advice that is provided.

Home owners are likely to have comprehensive building insurance providing cover for subsidence. Insurers will require the presence of a large tree in close proximity to a home to be declared and we strongly believe it should be for the insurers to meet the cost of repair works caused by any subsidence damage, including underpinning where necessary without requiring the removal of any of the trees owned by the Estate. However, with a view to saving money, we continue to see insurers seeking a tree's removal in the hope that the costs of underpinning can be avoided. Insurers see the removal of trees in commercial terms without counting in the unique nature of the Estate and the amenity value of its trees.

Dr Dobson has indicated that the removal of any of the Wellingtonia trees would cause substantial heave and structural damage to neighbouring properties, so it is not an effective solution to remedy subsidence.

"Any works contemplated to the conifers in advance of damage occurring would be unreasonable given the low degree of risk and the high degree of pruning that would be required. It is well known amongst arboriculturists that conifers, in the main, are highly intolerant of pruning and do not cope with crown reduction because, unlike broadleaved trees, they do not have dormant buds under the bark from which to regenerate new shoots. Crown reduction of the order required to make a difference to subsidence risk would undoubtedly kill the trees...The risk of trees causing subsidence damage is regarded as being extremely low and is considered to be a 'possible' rather than a 'real' risk which means that there is no management over and above routine maintenance that is required". (Arboricultural report regarding tree management at Canons Drive, Edgware, HA8, 13 September 2019)

The evidence is clear that the removal of any tree should not be necessary if a property is underpinned. We will therefore work tirelessly to prevent insurance companies altering the landscape of Canons Drive and the character of the Estate.

As you may be aware, the Estate is overseen by the Committee (Directors of CPEL) who have access to limited funds drawn primarily from the subscriptions voluntarily paid by residents. If we became obliged to remove any of the large trees along Canons Drive, the cost to the Estate would be very high (£8,000-10,000 per tree) and unsustainable. In addition, we would face the prospect of being unable to secure insurance cover without which we cannot function. We recently renewed our annual cover and were obliged to agree to a 22% increase in premium and a six-fold increase in the excess payable per claim.

We will continue to challenge every claim to remove our wonderful Wellingtonia trees. We have local Councillors supporting our position, together with the support of our local MP. We take comfort that 85% of residents on the Estate supported the Committee by signing the recent petition, but we cannot be complacent.

We will actively represent the best interests of the Estate and its residents and we look forward to receiving your continued support.

Edwin Solomon, Chair of CPEL committee

Security

CPEL organises a security scheme comprising mobile patrols by trained security officers. The aim of the patrols is to keep anti-social behaviour by late night visitors to the Estate to a minimum and also to act as a deterrent against opportunistic crime. Residents can contact the security officer on duty or the firm's 24 hour pager where they see suspicious behaviour.

Part of the service is also "meet and greet" which means that if you are a contributor to the scheme and are returning to your home at night and want extra protection, you can contact the security officer on duty and he will respond. Similarly, if your property has an intruder alarm, it can be linked to the SecurTeam system. This is particularly useful for periods when you are away on holiday.

The cost of contributions is £150 per year. If we are able to attract more contributions, we will be able to increase the number of nights and hours covered and the effectiveness of the patrols. All residents are urged to contribute as all residents are benefiting from this service. Please contact the CPEL Security team at security@canonsparkestate.com for further information

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

All CPEL members can also report incidents on CanonsTalk. Subscribers are asked not to contact CPEL directors individually.

Children's corner

We would love to include a children's section with artwork, poems or any stories written by our younger residents. Please email enquiries@canonsparkestate.com with any new content. In the meantime here is a word search for our younger members to enjoy.

K Y R B S D A I G T T N O L T Z H D D Y
R Q C W S I F I S H T E S R O D X C G G
R I X D N J J L N S Q D Z R U P O R T A
T B C U C F I B O O O R G C N H Y V H I
B Y S B X A O A Q D T A U S I W V M O X
Z N W T A L N R C N G G D H P W J O Q G
F T U N T S E H C A V E N D I S H H W Q
Z M A I U Q I E I H N S U I L A A A V D
H O N I C R W N M C A O B Q L S N V U V
F N C C F J K V O Y T R N C A L D K V R
P J O X W W H G H L U C D S R K E N C N
X J T E I B C D T B R U G J S S L W G E
L L H R I S R L A K E D Y K E F Q F O O
G C L I U G V V S M C H P E I L V J W P
K J R I F V E V G M D M G X V K V M M O

WORDS

BASIN	HANDEL
CANONS	LAKE
CAVENDISH	LODGE
CHANDOS	NATURE
CHESTNUT	ORCHARD
DORSET	PILLARS
DUCROS	POWELL
DUKES	ROSEGARDEN
FISH	WELLINGTONIA
GEESE	

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

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 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), 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: planning.applications@harrow.gov.uk
Conservation enquiries:	020 8424 1467/8	Email: conservation@harrow.gov.uk
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

LOCAL HOSPITALS

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

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

POLICE AND NON-EMERGENCY CALLS

For any ongoing emergency call 999 immediately For a less urgent matter or to report ongoing anti-social behaviour, call 101 (Police). To report anti-social behaviour that is not ongoing, use this link: <https://www.met.police.uk/ro/report/asb/asb/report-antisocial-behaviour/>

For enquiries that are non-urgent you can also leave a message with the local safer neighbourhood team
Tel: 020 8721 2995 or email: CanonsSNT@met.police.uk

OTHER USEFUL CONTACT DETAILS

Friends of Canons Park: www.canonsparkfriends.org Email: canonspark@outlook.com