

NEWS UPDATE

March 2017

Only 55% of Residents Pay Membership

(Robert Graham / Darren Simons)

We continue to be hugely appreciative of all Residents who contribute to the CPEL, notably those on Standing Orders, which help to make the process so much easier for members and the Committee. A further copy of the Standing Order mandate is attached to this newsletter if you are not already paying this way.

We also welcomed a number of new members who have joined in 2016, partly in response to the recent membership drive, which helped to remind Residents what the CPEL is and what it does. The ongoing management of the Estate, including tree work, gardening and litter picking, costs a considerable amount, so we would encourage all non-members to join. All households benefit from the work that we do as well as the resulting enhancement to property prices.

The CPEL is very much a community service, but we need your support; beyond the benefits such as CanonsTalk, access to the Seven Acre Lake and being eligible to attend and vote at the AGM, many members continue to tell us it's *"just the right thing to do"*.

The Company derives its income almost entirely from the membership subscriptions that are contributed by Residents. Last year we received £28,200 from 199 Residents compared to £24,400 from 206 residents in 2015. This included 21 Residents who paid subscriptions at the old rates. We would ask them to contact the Treasurer so he can explain how they may "top up" their payments and amend these for the future.

Residents paying less than the full subscription are treated the same as the 45% of Residents who pay nothing at all in terms of contributing to the Estate. All are categorized as non-members under the Articles so they cannot vote at the AGM or benefit from facilities such as the popular CanonsTalk email group. They are also not entitled to a key to the Seven Acre Lake. We urge these non-members to join with their neighbours and become members so that we can build up the reserves necessary to enable us carry out essential maintenance work on the Estate and improve the amenities enjoyed by our members.

Financial Report **(Madan Ahluwalia)**

The company (Canons Park Estate Limited) had total income of £35,000 in 2016, derived mainly from membership subscriptions, and is likely to produce a surplus of income over expenditure for the year of around £11,000 after offsetting the loss on the security scheme (see below) but before taxation (if applicable). This surplus is principally attributable to the increase in the subscription rate from £125 to £150 that was implemented last year (which contributed over £4,000 in additional income) and the fact that we did not spend the funds that had been earmarked in the budget for a replacement bridge across the inlet channel to the Seven Acre Lake. The project has now been deferred until this year because of the need to obtain planning permission from Harrow Council. We also received one-off payments of £3,500 for sponsorship advertising on our notice boards and £2,000 from a TV production company who filmed a commercial for Amazon Prime in Canons Drive. We had in any event planned to build up a reserve to cover emergency works so this surplus will be carried forward.

The company has applied to HM Revenue & Customs for mutual trading status which, if granted, would exempt it from any liability to Corporation Tax (other than on investment income). Copies of the accounts will be available at the Annual General Meeting. Any queries concerning the figures should be directed to **Madan** on 020 8952 8833 or by email at madan.ahluwalia@canonsparkestate.com

Security Initiative under Threat (*Edwin Solomon / Robert Graham*)

The security initiative was started over five years ago and provides security dog patrols operated by Crown Protection around the Estate on Friday and Saturday evenings. The initiative is separately funded by Residents and is expected to meet its own costs but, as at the end of 2016, the scheme had built up a deficit of just under £2,000. This is the result of a fall in the number of contributing Residents over the past year and a 10% increase in the amount charged by Crown for running the patrols. This was the first increase since the scheme was implemented. Regrettably, as has already been reported to Residents, the security patrols will have to be abandoned unless we are able to attract additional funding from Residents. This would be a great pity as the patrols have been effective in reducing the number of incidences of Anti Social behaviour on the Estate.

Seven Acre Lake (*Myra Stephens*)

We are required by law to have the lake inspected each year by a Statutory Reservoir Engineer who is registered with the Environment Agency. Dr. Andy Hughes, who has been inspecting our Lake for many years, has given a generally clean report this year apart from some limited tree work that we are required to undertake. He has however commented that some Residents are still dumping garden refuse over their fences and that this must stop as it could be hazardous to the drainage of water if the Lake were ever to overflow into the spillways. He has also reported that some of the bridges that have been constructed across the spillways from back gates in Lake View and Dukes Avenue are in a poor state of repair and need to be replaced by the Residents concerned. They could present a problem if they were to collapse and block the spillways. These bridges are not our responsibility and we would be happy for them all to be removed. We will be contacting the Residents concerned in due course.

Members using the path around the Lake will have noticed that the area adjacent to NLCS was water logged for an extended period over the summer. We have been working closely with NLCS and I am pleased to report that this problem has now been addressed. The temporary decking that NLCS installed has now been removed as the path has dried out.

Members will also have noticed that the new banking created when silt was dredged from the inlet stream has remained very boggy and we arranged for the Council to expose the culvert running from the flats in Stonegrove to determine whether this was the cause. It was discovered that the culvert is no longer functioning and the Council has therefore arranged for the contractors who did the original dredging work to return in March to investigate further and find out the cause. The Council has now refilled the drainage channel.

Trees (*Myra Stephens*)

The bi-annual inspection of all our trees in and around Canons Drive was carried out in December. The inspection is undertaken by a qualified arboriculturalist and the report produced is a Tree Risk Analysis (TRA) that looks for visible defects that could present a risk in the future. Over 90 trees were inspected and there were no trees identified in the report which fell into any of the high risk groups. A small number of trees were identified as requiring climbing inspections to assess whether any work is required but, apart from that, the recommendations related to routine tree management issues such as the removal of dead / declining trees, deadwood, split limbs and hangers and the removal of low branches from over the road. We are actively seeking quotations for this work which is required to be undertaken in the next 12 months.

In addition to the formal TRA, we carry out a regular inspection of the trees around the Lake, and all trees are assessed informally after major storms and whenever we have tree surgeons on site.

Bird Walks (*Myra Stephens*)

On the first Sunday of the month, between the spring and autumn migration, Robin Morden and / or Bob Husband of the NW London RSPB Groups conduct a bird walk around Canons Park with the Friends of Canons Park. On some occasions this has also included the Seven Acre Lake. Although both areas include many of the same species of birds, the Seven Acre Lake has demonstrated a healthy diversity of additional species. Bob was particularly excited about seeing the illusive kingfishers and egrets on his last visit. We are happy to continue to support the RSPB with these walks.

For further information please contact Bob Husband directly on 020 8441 8742 or via the RSPB website at www.rspb.org.uk/groups/nwlondon).

Canons Drive Street Works *(Edwin Solomon / Peter Bennett)*

When the Council embarked on the removal of the paving stones on all the driveways along Canons Drive in 2015 we were concerned by the lack of any consultation with regard to the design and materials used. Many Residents also complained and so we made contact with the Council to try to get them to remedy the poor quality of the work and improve the appearance of the areas that had been re-surfaced with tarmac. The Council were eventually persuaded to remove the tarmac and replace the driveways with block paving, using concrete edging strips to ensure a more robust finish and a look that is more consistent with the historic nature of the Estate.

The first phase of the works was completed by the end of 2015 and the Council returned in May 2016 to complete phase two. There was inevitably some inconvenience caused to Residents but we believe the end result represents a significant improvement. The Council is expected to return within the next few months to ensure the grass verges are seeded and maintained.

We are aware that a number of the other roads on the Estate also require urgent remedial works and are continuing to exert all possible pressure on a Council that is short of money to get them to deal with this. It would greatly assist our efforts if Residents in the roads concerned would contact the Council directly to express their concern.

Nuisance vehicles *(Edwin Solomon / Peter Bennett)*

There has been a spate of nuisance vehicles being parked on the Estate at various times over the last year. Residents in Orchard Close, Dukes Avenue, Cavendish Drive and Dorset Drive have been badly affected.

Unfortunately, highway regulations allow vehicles that are taxed and with a valid MOT certificate to be parked on the public highway. However, that said, cars parked without an engine, flat tyres and an array of spare parts in the rear seat clearly evidences that the roads are being used by local garages as an extension to their forecourts which is totally unacceptable. It is also illegal. We also had a Winnebago parked in Canons Drive and Dukes Avenue for an extended period over the summer with the owner living in the vehicle!

We have worked closely with the Residents concerned in each case to pressure the Council to intervene and use their powers to have the vehicles removed. More recently, Residents in Cavendish Drive and Dorset Drive have become increasingly frustrated by the loaded pickup trucks that are parked there seven days a week. These cars are usually removed just before the one hour parking restriction and driven back soon after.

A well organised group of Residents, working with the Committee and with the active support Councillor Ameet Jogia, sought to address this problem by drawing up a petition requesting Harrow Council to extend the CPZ restriction time during the week and over the weekend. The petition was signed by 94 out of the 98 households in the two roads and was subsequently presented to a meeting of the Council's Traffic & Road Safety Advisory Committee. The Councilors were sympathetic and they are now looking into legal solutions to the parking problem.

We would be happy to support Residents dealing with these types of traffic issues but the experience in Cavendish Drive and Dorset Drive clearly shows the importance of being able to demonstrate the strong support of the Residents in the affected area.

Bins *(Peter Bennett)*

You will all have noticed three smart new Council litter bins on the Estate; one in Rye Way and two on the boundary of the Basin Lake. We purchased the two at the Lake from the Council at a heavily discounted rate and, because they were placed on the pavement, the Council have not only absorbed the installation costs but they have also agreed to take responsibility for emptying and maintaining them.

It is also encouraging to note that the Council has gone back to the much more effective "man with a cart" method of street cleaning and litter picking which we believe is making a real difference to the appearance of the Estate.

Easements in Canons Drive *(Julian Kostick)*

Most conveyancers acting for buyers of houses in Canons Drive are unhappy to proceed unless there is an express easement granting them a right of way over the land owned by CPCL (i.e. the land that crosses over the grass verge). The original titles were drawn up in the 1930s and do not contain an express right of way. Several easements have already been granted, which clarify the

obligations of the parties and two more will be completed shortly. If you wish to save time by regularizing the position of your house in advance of a sale and require an express easement (and don't wish to rely on prescriptive rights) please contact **Julian** for further information at juliankostick@aol.com

CanonsTalk (Darren Simons)

CanonsTalk has become a valuable networking tool for members of the CPEL, who use it to put out requests for recommended tradesmen, babysitters, carers, local playgroups and even long-lost friends! Some people offer advice on local scams and suspicious characters seen around the Estate (CPEL INFORMATION ALERTS also cover situations like this) and because of its immediacy, the local Police Safer Neighbourhood Team has encouraged members to use CanonsTalk in this way so that as many people as possible are aware of illegal or anti-social behaviour on the Estate. CanonsTalk is only available to Residents who pay their membership subscription in full and become members.

The option of allowing members to advertise their skills was a new addition for 2016, and has been carefully considered by the Committee. Advertising by commercial businesses is not permitted, but we consider it to be reasonable for members to be able to highlight their own skills so that other members can contact them if interested. This has included babysitting, tutoring, music lessons and legal skills to date, and we encourage members to continue to take advantage of this opportunity. If the volume of email becomes too high we will of course re-consider it, but the overall aim is for CanonsTalk to offer a useful neighbourhood networking environment for those that wish to support the Estate by paying their membership fee.

Lodge Close (Sue Bennett)

Lodge Close is appreciative of all the hard work the Committee does towards the upkeep of our unique environment and its security. Lodge Close assists by making an annual donation to the CPEL and supports the Security Committee by making its caretakers' facilities available for the security guard when on patrol. Lodge Close residents can also take out a personal membership of the CPEL, benefitting from a 50% reduction in subscription rates. This allows access to the beautiful Seven Acre Lake and voting rights. A small deposit is required for a key to the Lake.

Wildlife (Peter Bennett)

As everyone's favourite naturalist, David Attenborough, tells us *'the deadliest threat facing the Earth today is actually the man-made kind'*. Logging in South America is reducing the rain forest to such an extent that the very survival of many species is being threatened. Habitat loss and pollution is the single biggest threat to the country's wildlife in China and many other developed countries. Global warming is destroying the coral reefs, adversely disturbing the balance of marine life. Closer to home, the wildlife on the Canons Park Estate is also at the mercy of its human residents and visitors!

The waterfowl, fish and animals that live near the water's edge at both our lakes have a balanced ecology and environment in which they thrive. Canons Park and the many trees in Canons Drive host a wonderful variety of birds with an increasing population. In the deliberately less-cultivated areas around the Basin Lake, stag beetles and endangered species of bats have been encouraged to make their homes and breed. However, each year our newly-hatched waterfowl – and their parents – are still in peril as they cross the road from the Basin Lake to feed on the grass verges.

Most of us who live on the Estate take notice of the warning signs and slow down near the Lake, especially during the breeding season, when a few extra seconds in the car will allow us to enjoy the sight of the parent birds escorting their young across the road. Unfortunately, the few drivers who don't slow down or stop often drive over the newly-hatched birds and kill them.

Please remind visitors to take notice of the signs and slow down, especially at the 'blind bend' approaching the Basin Lake, so that our precious wildlife stays intact and continues to give us all such pleasure.



NOTICE OF ANNUAL GENERAL MEETING

The Board of Canons Park Estate Limited (CPEL or the Company) hereby gives formal notice of the Third Annual General Meeting of the Company to be held at **8.10pm on Tuesday, 4th April 2017** at:

The Music Room, North London Collegiate School

Canons Drive, Edgware HA8 7RJ

(Please use Canons Drive entrance – see map attached)

THE VENUE WILL BE FULLY ACCESSIBLE TO DISABLED RESIDENTS

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 the previous AGM 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 2016 and an estimate of the receipts and projected expenditure for the current Financial Year 2017;
2. To note the Annual Subscription Fee of £150 for the Financial Year 2017;
3. To re-elect the Directors;
4. To reappoint Sobell Rhodes LLP to be the Company's accountants;
5. To re-instate the two benches at the Basin.

Statement from Dawn Frangi – Sponsor of Resolution 5

We, the members, would like to sit and enjoy the basin and we would therefore like the benches to be reinstated. The removal of the benches was intended as a temporary experiment and it has now been over two years. It is especially important for the older and less mobile members of our community to have benches to rest on.

Voting

Only Residents who have paid their full £150 membership subscription to Canons Park Estate Limited (CPEL) will be eligible to attend and vote at the AGM.

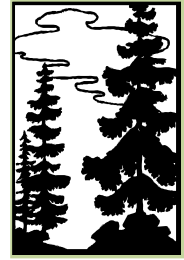
Lodge Close residents are entitled to a reduced rate.

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.

Any member attending the meeting may not hold more than five proxies.

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



CANONS PARK ESTATE LIMITED

ANNUAL GENERAL MEETING – 4TH APRIL 2017

PROXY FORM

Name:

Address:

Email:

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

RESOLUTIONS

	FOR	AGAINST
1. Approval of accounts and budget	<input type="checkbox"/>	<input type="checkbox"/>
2. Confirmation of 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. Re-instatement of the two Basin Benches	<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, 3RD APRIL 2017**

SECURITY TIPS

We occasionally publish this list of safety tips and would welcome any new suggestions.

You can obtain further advice about home security and the use of Smart Water from the local Safer Neighbourhood Team (020 8721 2995)

1. Assess your property for **accessibility**: if you could get in easily after going out and forgetting your keys – so could a burglar. Present a house that offers no opportunity for entry.
2. Could your shrubbery be **pruned back** to waist-height, so that the house is in full view and there are no secret hiding places?
3. Is your **side gate kept visibly locked** with a high quality 'close shackle' padlock at the front - and heavy duty bolts behind? Check the height of the side door – if it looks easy to sprint over the top – especially with the help of a well-placed wheelie bin - consider adding an 18" trellis and grow something thorny over it, like berberis or roses, to deter the more athletic intruder. Side and back garden fences could also be trellised, whilst 'soft fruit' bushes at ground level are a perfect natural 'barbed wire' - without the hassle of planning permission and warning signs.
4. What about **lighting at the front, side and rear of your house**? You don't have to be lit up like a Christmas tree or endure security lights flashing on every time a cat creeps past. Instead, install low energy 'dusk to dawn' lighting which shadows intruders better than those blinding, high-wattage lights.
5. Who lives in the hallway of their house? No-one. So don't just leave the hall light on when you go out – use a **time-switch in the living room and, later at night in the bedroom** to activate a light to come on, making the house look occupied. Leave on a TV or radio for extra signs of life. And put up a 'Beware of the Dog' sign – even if you don't have a dog!
6. **Unlocked garden sheds** and outside store cupboards are an open invitation to thieves – both for valuable garden equipment and for tools and ladders with which they can force entry. Once again, a 'close shackle' padlock (from £35–60 at good locksmiths) will deter all but the most determined of burglars. Lock away ladders, power tools and mowers in your shed or store, or buy 'ground anchors' for large equipment and garden statues.
7. Windows need to be lockable – even old windows can have locks fitted to them. Don't leave keys in locks or on the windowsill. **Close all windows completely when going out** – even on top floors. Ask glaziers to check that your UPVC windows cannot be lifted out from the putty. Bar small, ground floor toilet/cloakroom windows – small 'apprentices' have been known to slip through. Fit locks and bolts to your back patio doors and keep keys to them well out of sight. Don't leave car keys on the hall table – they can easily be retrieved through a letter box by burglars using a bamboo pole.
8. Your front door is your main barrier to the house so install **two good quality British Standard locks**, a reasonable distance apart, to prevent wear and tear. Don't leave keys in full view of the front door or in boxes or tins near windows. Burglars know where to look for them. Install a burglar alarm and if you

have one, lock internal doors when you go out to slow an intruder's exit. If you have no alarm, leave doors open or he'll have plenty of time to smash every one to gain access to and from your rooms before he leaves.

9. **Install a safe if you keep valuables in the house.** Otherwise, hide jewellery etc. in less obvious places than bedside drawers and dressing tables. Minimise loss by taking out a few treasured valuables and hiding them somewhere less obvious, like in the freezer or in the first aid cabinet. The same applies to cash. Take photos of valuable jewellery or furniture to aid identification if found after a burglary.
10. Most Importantly – **MAKE FRIENDS WITH YOUR NEIGHBOURS AND KEEP AN EYE ON EACH OTHERS' PROPERTIES.** If you see anything suspicious, **Dial 999 immediately.**

FRIENDS OF CANONS PARK – DATES FOR YOUR DIARY

There's plenty going on in Harrow's best-loved park and it's right on your doorstep!

Litter Pick – Sunday 23 April, 10am to 12pm. Help keep your park clean and tidy!
All equipment supplied, including gloves. Children under 12 must be accompanied by an adult.

May 7 – Stanmore and Edgware Rotary Club are celebrating the Centenary of the Rotary Foundation with a mass planting of allium bulbs in Canons Park at 11am and they urgently need volunteers to help – 1000 is the target! Find out more from and get a registration pack from Tom Hunt at foundation@rotaryinlondon.org

Our **AGM** is on Wednesday 24 May this year and will be followed by an Antique Valuation Session provided by Bushey Auctions. All welcome.

Open Garden Squares Day in Canons Park will take place on Saturday 17 June this year.

Our annual **Kids' Funfair Day** will take place on Sunday 6 August, from 11am to 6pm.

For further information about the Friends of Canons Park and its activities please visit:
www.canonsparkfriends.org