

News Update

Spring 2016



**canons
park
estate
limited**

Dear Resident,

With summer finally making its appearance I am glad to say we have had a number of additions to our wildlife population at the Basin and Seven Acre Lakes, including ducklings and goslings, which are attracting much attention (and photography) from visitors and Residents of the Estate. On the whole, drivers have been taking more care along Canons Drive than previously, partly due, I feel, to the notices we have put up along that stretch of the road. I urge you to remind your visitors and contractors - who perhaps are not so familiar with the area - to control their speed, so that we do not suffer the same losses as last year.

Life on the Estate has been relatively quiet so far this year, with a general decrease in litter and anti-social behaviour, especially at the Basin Lake. However, we cannot rest on our laurels and we remain alert to the fact that these problems will increase in the summer months and should be tackled accordingly.

For those who did not attend our AGM, I have outlined below the main points covered at the meeting. Any member of the CPEL who was unable to attend but would like to receive the full minutes is welcome to get in touch with me and I will provide them.

Twenty nine households attended the meeting, which was followed by a lively Q & A session with our very active and helpful Harrow Councillor, Ameet Jogia, supported by CPEL Resident Councillor Nitin Parekh.

Paving in Canons Drive

In my report to the meeting I referred to the Council's work to improve the pavement crossovers along Canons Drive, and the efforts in particular of Edwin Solomon and Peter Bennett on the Committee's behalf to ensure that block paving replaced the tarmac that was initially used by the contractor and which was generally considered to be less appropriate for a conservation area. One side of Canons Drive has been completed and the second side will be worked on later this year, the delay being due to lack of Council funding.

Removing the benches at the Basin has undoubtedly contributed to the reduction in antisocial behaviour. However, the Committee remains keen to provide seating for CPEL Members. The preferred plan remains a private area for Member access only but plans have not yet been prepared for approval by the Council as a suitable contractor has not been found.

New projects for the Estate

Projects planned for 2016 include improving the amenities of the Seven Acre Lake by installing a new bridge across the inlet stream to ensure that the area is more easily accessible to wheelchairs and children's pushchairs. It should also improve safety. A full Health and Safety inspection of the Lake is also planned.



Filming in Canons Drive for a new advert on behalf of Amazon Prime, to be released soon.

A total of 206 households out of a total of 340 on the Estate contributed membership fees in 2015, representing a small increase of three members compared to the previous year. This was achieved despite the increase in the annual membership from £100 to £125.

I still find some of the excuses I hear for non-payment quite remarkable. I can quite understand why financial difficulties sometimes prevent Residents from joining the CPEL but find it hard to sympathise with people who cite ancient disagreements with the Committee or who feel they should not pay as they 'don't use the facilities'. By living on this historic and beautiful Estate you are 'using the facilities' especially as the hard work of the Committee and the membership fees paid by your neighbours are helping to raise the value of your house well above that of comparable properties in Edgware and Stanmore. Please consider joining if you are not currently a member – we will welcome you with open arms!

Expensive Tree Work

Ongoing tree work remains a considerable cost (generally between £4,000 and £6,000 per annum) and the focus is therefore on essential work only. The Committee would not normally undertake any tree work purely for cosmetic purposes.

Unfortunately there has been an increase in fly tipping activity on the Estate which has resulted in unnecessary expense. The latest incident, where a huge pile of wood chip was dumped at the Basin, resulted in a bill of £500 to get it removed.

Meanwhile, work has continued on implementing the final stage of the restructuring of the original Association. The final step, shutting down Surplus Lands (Canons) Ltd, will be completed once the few remaining contractual agreements held by that company have been transferred to CPEL.

(Continued on back page.)



As you may know, Melvin Jacobs Estate Agents have been proud sponsors of the Canons Drive Estate, having paid for the refurbishment of the entrance pillars within the last year (see website www.canonsparkestate.com).

What you may not know, however, is that we are one of Edgware's longest serving estate agents, having fulfilled the community's property requirements for over 25 years. In that time we have sold a number of properties on the Canons Park Estate, and we look forward to helping residents with all their property needs in the future.

DISPLAY AND SALE OF THE WORK OF LOCAL ARTISTS

At the Friends of Canons Park AGM

Tuesday 17 May

8pm (Doors open 7.30pm) to 10pm

Arnold House Activity Centre,

44 Donnefield Avenue, Edgware HA8 6RH



Kavita Sagar

A short report on the work of the Friends will be followed by light refreshments and a chance to see and buy the work of local painters, sculptor, photographer and craftspeople.

ENTRANCE FREE. ALL WELCOME!

www.canonsparkfriends.org

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Finance Report

Our Treasurer, Madan Ahluwalia, gave us a short report on the 2015 accounts during which he highlighted the fact that the company made a profit after taxation of £6,893 compared to a loss of £6,984 in 2014 and that the reserves of the General Fund increased by £7,873 from £12,181 to £20,054.

Local estate agents Melvin Jacobs sponsored the refurbishment of the white gate piers in Canons Drive and on our part we placed an advertisement on our notice boards for an agreed period.

Our total expenditure (including expenditure on Security) decreased from £42,439 in 2014 to £34,392 – a reduction of £8,047. Maintenance costs (excluding Security costs) were down by £5,882 and general administrative costs down by £2,543, in both cases as compared to 2014. However, significant items of expenditure on maintenance in 2015 included repairs to the stilling pond totalling £3,000 and the statutory lake survey £2,186 (including £1,750 paid for the ten-year inspection by the Dams engineer). The bulk of the decline in general and administrative costs related to the restructuring costs paid to professionals in 2014 e.g. for legal and taxation advice.

Our Budget for 2016 will include some major items of expenditure, including £5,500 for the proposed bridge replacement and £1,500 for footpath repairs around the Seven Acre Lake, together with a £500 Health and Safety report. Purchases will include further health and safety equipment estimated at £1,500.

All queries concerning the accounts should be directed to Madan Ahluwalia on 020 8952 8833 or by email: ahluwaliamadan@hotmail.com

Environmental Report

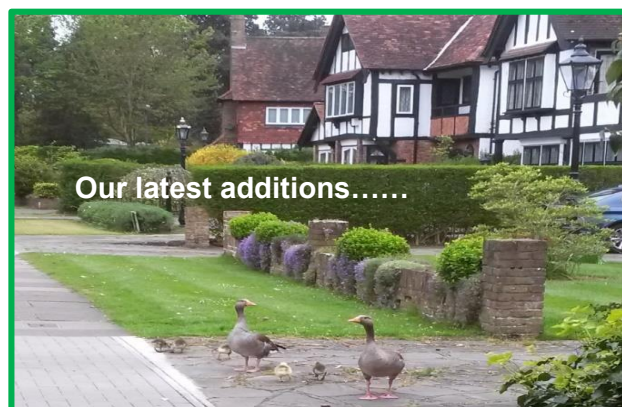
Myra Stephens' environmental report included the news that for the first time our regular tree inspection around the Seven Acre Lake was recently supplemented by a full tree survey. The surveyor identified some trees which were dead or dying and posed a significant risk. Some of these trees were infested with stag beetles, a protected species that were eating the core of the trees and weakening them.

Bartlett, our tree surgeons were scheduled to carry out the work identified in the report but a very large oak fell down, blocking all emergency access. The path was cleared but when they returned to the site they found that the cut timber they had temporarily stacked had been dragged over the footpath along with a smaller tree that had been felled with an axe.

We can only assume that one of our Residents did this to improve their view of the Lake. We will now photograph land to the rear of each property around the Lake and send the photographs to both the home owner and those on either side, so that we have a record in case illegal tree and shrub clearance occurs again on our land.

The lake is classed as a high-risk raised reservoir and this year we had to have an additional ten-year survey in addition to the usual annual survey.

I'm glad to say that our statutory reservoir engineer only asked for a few minor remedial points and was very impressed by the workmanship at the re-lined stilling pond. The work carried out by Harrow Council to de-silt the inlet stream is working well and the water is flowing smoothly and clear.



Last autumn we took part in the Open House Event for the first time and had a large number of visitors to the Lake. We have agreed to repeat the event this year, on Sunday 18 September. We continue to allow the Friends of Canons Park bird-watching walk around the lake twice a year in the migratory seasons. The walk on the first Sunday in March identified nearly 30 different species including one never recorded before and one last seen about 10 years ago.

A Dorset Drive Resident recently asked for the removal of a tree that had fallen into the stream backing onto her garden. These trees don't belong to the CPEL as once the water has left the boundary of our land they become the responsibility of the land owners on either side of the stream. This is called Riparian ownership. Michael Bradshaw at Harrow Council has agreed to clear the stream and the banks but the responsibility and cost will have to be borne only by the Residents. Mr. Bradshaw will write to them to explain their responsibilities and the need to do this work to prevent the stream from blocking and damaging properties by flooding.

AGM Resolutions

Lastly, a number of resolutions were passed at the AGM, including one that noted the increase in the Annual Subscription Fee from £125 to £150 for the Financial Year 2016. This had already been voted on last year. All current directors and committee members of the CPEL were unanimously re-elected and thanks were given to Sobell Rhodes and Resident Michelle Fisher in particular for preparing the accounts. Michelle will be moving abroad later this year, but Sobell Rhodes has agreed to continue preparing the accounts. Sobell Rhodes were re-appointed by a unanimous vote.

Extending the CPZ Scheme

A number of questions arose under AOB including one asking if there were plans to extend the CPZ. The response was that we believe this is unlikely since it was previously rejected by Residents in the roads concerned but that the Committee is happy to investigate this further if there is enough interest from affected Residents. It was also suggested that other plans be investigated which may reduce the excessive overnight parking of non-Residents' vehicles.