



Eastcote Park Estate Association

<http://www.eastcoteparkestate.org.uk>

Newsletter– January/February 2021

SUBSCRIPTIONS

Without the usual, and much appreciated, efforts of our Road Stewards we still had 45% (114) membership from our 254 homes for 2020 compared to our normal level of around 90%. 45% is still a good level for a voluntary community subscriptions and we thank all those who subscribed in 2020.

2021 Subscriptions are now due and remain at £3.00 for each residence.

We encourage residents to add a donation to our welfare fund which will again be for the Acorn Youth Club. In recent years donations have averaged a similar amount as subscriptions. The Acorn Youth club is a local group and is a registered charity which provides weekly meetings for those with learning difficulties.

We are, as yet, uncertain whether Road stewards will be calling on residents to collect in 2021.

We encourage you to make an early payment by cheque, payable to: **Eastcote Park Estate Association** or by bank transfer to:

Details deleted from web version

Please ensure you advise your name and address with your payment. It is the treasurer's nightmare to have amounts credited to our bank account with insufficient details making it impossible to know who has paid and who has not.

Any cheques should be delivered or posted to the treasurer, Martin Hand, at 33 St Lawrence Drive also advising your address.

CHRISTMAS LIGHTS COMPETITION

The Christmas decorations on the estate were judged again in December. The winners were:

1st place..... 24 Pamela Gdns

2nd place..... 28 Pamela Gdns

3rd place ... 31 Pamela Gdns

4th place 39 Rodney Gdns

5th place 28 Rodney Gdns

Well done all of these homes and everyone else who made the estate sparkle around Christmas.

65+ GROUP

Our group for 65+ EPEA members is not meeting at the moment. We will recommence meetings when circumstances allow but probably at first with limited numbers. It is not relevant to accept new members at the moment but should anyone like more information on the group or wish to go on a waiting list for membership please contact either Martin Hand, Marg Bacon or Margaret Ross. Contact details on page 4.

Newsletter Sponsor

Coopers Residential

126 -128 High Street, Ruislip, HA4 8LL

Phone: 01895 625 625

web site:

www.coopersresidential.co.uk



Estate video

"A COMMUNITY MATTERS"



As previously reported, our planned main method of making the video available for free to all residents is through our You Tube channel. Chris Head circulated a link to the video on 30.10.20 to all those who have signed up to his confidential circulation list.

A link to the video is now available on our website <http://www.eastcoteparkestate.org.uk>

where you will see a main tab for "EPEA videos"

In our April 2020 newsletter we referred to our plan to have a viewing and download day where EPEA members could come along with a memory stick and have the video copied onto it. This is something we will review when the social distancing issues have ended and we will try and assess whether there is a demand for such an event at that time.

After this we will see if anyone still requires a physical DVD at which point we will do some costing to see if the association can make these available for free to EPEA members who cannot otherwise access it.

FOOD BANK

Urgently needed items include: Long life juice/squash, UHT or powdered milk. Tinned fruit/meat/fish/tomatoes, Noodles. Biscuits, Rice pudding, Custard and Soup. For more information see: <https://hillingdon.foodbank.org.uk/>

St. Lawrence Church has containers in the church porch for non-perishable food items to be donated to the Hillingdon Food Bank. The church doors are normally open between 10am and 4 pm from Monday through to Thursdays and on Sunday mornings.

ROAD STEWARDS

Thanks go to all our road stewards who distribute the newsletters, any event flyers and collect subscriptions.

In this world of cyber crime, scams and data protection issues the committee agreed, in November 2018, to stop putting the details of the Road Stewards in our newsletters along with removing some of the phone numbers of the committee members. Should you wish to confirm the details of your steward please contact Martin Hand (contact details on page 4 or post a note to 33 St Lawrence Drive). There are currently no changes to Road Steward for 2021.

Please welcome our road stewards if they call on you as they are doing a stalwart voluntary job for the good of the estate.

We currently have 16 road stewards which is a sufficient number. However We would appreciate it if anyone who would be interested in helping out would let Martin Hand know. In normal times we invite all road stewards to a committee supper around March every year.

WELCOME LETTER

We like to ensure that new residents see our welcome letter. A version is available on our website in the "About EPEA" section but please contact any member of the committee for a printed copy if you cannot access online.

NEIGHBOURHOOD WATCH

Please contact Chris Head: [Email redacted](#) to be added to his confidential circulation list of Neighbourhood Watch and other estate issues.

The police contacts for Eastcote are:
Eascote.Ruislip.snt@met.police.uk
020 8721 2548 or Twitter @MPSEastcoteXH



Living in a conservation area

It was January 2018 that we last mentioned conservation area issues in this newsletter. There are advantages of living in a conservation area but the benefits do come with some restrictions and it seems worthwhile reminding residents of these occasionally so that expensive mistakes are not made

Extracts from :<http://www.hillingdon.gov.uk/article/22667/Conservation-areas>:

Within conservation areas, normal 'permitted development' rights (permission granted automatically for certain works to single family dwelling houses) are restricted, enabling more control over the size, design and location of extensions and alterations.

In conservation areas, in addition to the normal restrictions, planning permission would be required for the following works:

- enlargement or alteration of a dwelling house, if the extension is situated to the side of the house or has more than one storey and extends beyond the rear wall of the original house
- the cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- the enlargement of a dwelling house consisting of an alteration or addition to its roof
- the siting of a satellite dish on the chimney stack or on the roof slope or elevation fronting a road
- installing, replacing or altering a chimney, or installing a flue, biomass heating system or vent pipes on a wall or roof slope on the principal, or side elevation of the dwelling house, or on an elevation fronting the highway
- the construction of buildings (eg sheds, summerhouses) or enclosures (eg swimming pools) within the curtilage of a house if they are situated between the side of the house and its curtilage boundary
- the installation of solar panels on a wall on the principal or side elevation of the house or if visible from a highway, on a wall of a building within the curtilage of the dwelling house and would be visible from a highway

In the case of newly designated areas, please note that previously approved Certificates of Lawful Development may no longer be valid. You are urged to check with the council and where necessary, apply for planning permission.

Demolitions

Planning permission is required for demolition work of a substantial nature or for the total demolition of single buildings over 115 cubic metres in size. In recently designated areas, this includes demolition covered by unimplemented planning permissions. In general, consent will not be granted for the demolition of buildings, which make a positive contribution to the character or appearance of a conservation area.

Trees

Trees and other landscape features may contribute to the special character of a conservation area. There is a requirement to give six weeks notice (a 'Section 211 notice') to the council for proposals to prune, lop or fell a tree in a Conservation Area. This allows time for the council to make a Tree Preservation Order if considered to be appropriate.

The following tree work is exempt from the need to notify the council:

- dead, dying or dangerous trees - five days notice of the works should still be given, unless in an emergency
- council owned trees
- work on trees with a trunk less than 75mm in diameter

work to a tree less than 100mm in diameter where the works will improve the growth of other trees

Roof tiles

The 2008 management plan (link also available from the council website above) has a number of other indications of what is likely to be unacceptable. On page 8 it notes that "Recovering with tiles which do not match" is unlikely to be acceptable. We mention this as it could be a particularly costly rule to ignore.

**Free burglar alarms
for over-65s**

To help reduce the risk of crime Hillingdon Council will supply and fit an alarm for free if you are 65 or over, a Hillingdon resident and a homeowner (owned outright or with a mortgage). Phone 01895 556000 or See: <https://hillington.gov.uk/burglaralarms>

Message from FEHG

(The Friends of Eastcote House Gardens)

Web site: www.eastcotehousegardens.weebly.com

Currently all events are cancelled until the circumstances change. Formal gardening 'sessions' have not been possible but some individual volunteers have been going in with their own tools at a time of their choosing to keep on top of the weeding and keeping the gardens from deteriorating.

Formal Volunteer gardening sessions will resume as soon as circumstances allow.

We wish everyone a very happy and healthy New Year, we hope to be back to normal sometime in 2021, until then please keep visiting the gardens.

**The EPEA Committee members
are:**

Gerry Edwards (Chairman)

Richard Maude (Secretary)

Martin Hand (Treasurer and member of 65+ sub committee)

Marg Bacon (Member of 65+ sub committee)

Ash Dhir

Chris Head (also a neighbourhood watch coordinator)

Mark Lemon

Margaret Ross (Member of 65+ sub committee)

Peter Ryder

Sam Wren (Webmaster)

To contact the committee on general EPEA matters we suggest you email: Webmaster@eastcoteparkestate.org.uk

Message from our new newsletter sponsor

As an agent established within your local area since 1986, Coopers are delighted to sponsor the Eastcote Park Estate newsletter from 2021. We look forward to building a long standing relationship with the association!

With 7 local offices, our aim is to be a central part of the communities we work within as a customer orientated company, based on treating everyone we cross paths with as an equal and a potential customer through a team of local, talented, knowledgeable, hardworking and energetic people who take pride in everything they do.

We look forward to working with you all and discussing any sales or lettings property needs you may have over the coming years.



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