

SPRING 2014

Newsletter

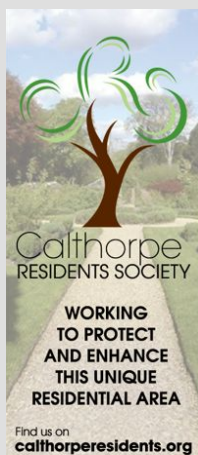


From our Chairman:

Dear Calthorpe Resident,

Sadly, this will be my last newsletter welcome as I will be standing down at the AGM in March after 39 years as your chairman and 43 years on the committee since the Society was formed in 1971.

I am most grateful for all the support I have received from the committee and members over these years and I am immensely proud of the fact that the work of the Society has ensured that Edgbaston and the renowned Calthorpe Estate is and will remain a unique inner-city residential area and a delightful place in which to live and work.



I know that the Society will continue to work hard to bring together this vibrant community on all matters to do with our homes, our streets and the area generally.

If you are not already a member, I do hope that you will join us as we need your support. Being more representative will always help us to achieve our important aims and objectives.

With all best wishes for the future.

Mark Kenchington F.R.I.C.S

A VIEW OF EDGBASTON

By Mark Lee, Chief Executive of Calthorpe Estates

I joined Calthorpe Estates in the early stages of the recession in 2008. The main business was in excellent shape but there was a large portfolio of regeneration projects that had just got underway such as Pebble Mill, Edgbaston Mill and two schemes at Five Ways. The recession changed our ideas on how to deliver these projects. We had to adapt and find new types of end users. I'm pleased to say that by the time I took over as Chief Executive in 2012, we had completed many of these developments and secured new occupiers, creating employment and modern facilities for Edgbaston.

We believe there is a bright future for employment in Edgbaston. Up to 20,000 workers used to be employed in Edgbaston offices, but the rapid growth of IT has changed the way that businesses work. The Victorian and Georgian Villas remain very attractive to medical, professional and other businesses seeking premises which match their strong identity. Other buildings need to be modernised. We have created employment and modern facilities for Edgbaston, starting with securing Morrisons to provide a much valued amenity for local workers and residents. We will continue to put a real heart into Edgbaston, by promoting Edgbaston Village in the area

between Harborne and Calthorpe Roads and Five Ways. This will be launched with a public consultation in Morrisons at Five Ways in early March. The Village will feature a top class food and beverage area together with amenity and destination shopping. The High Field pub and The Edgbaston Cocktail Bar on Highfield Road are with builders now.

When we compete with other areas of the City to win new commercial customers, one of the unique attractions of Edgbaston is the brand. Fundamental to everything we do is to maintain the high quality of Edgbaston, ensuring that it remains 'the best place to live and work.'

When the Right to Buy was introduced by the government and the Calthorpe Estate was no longer the planning authority, Calthorpe applied for a Scheme of Management to ensure that the quality of the Estate was protected even after the householder had bought the freehold of their house. Today Calthorpe Estates is the guardian of the Scheme of Management and any changes to houses within the area still require the Estate's consent in addition to planning consent. The Scheme provides us with a very powerful means of ensuring that the special character of Edgbaston is maintained for the benefit of all our residents, customers and visitors.

Mark Lee, Chief Executive of Calthorpe Estates from 2012. Appointed as Chief Financial Officer in 2008. Mark is a chartered accountant by background, having qualified with a Big 4 firm in London before moving into the Corporate Finance department of an investment bank. He moved to Birmingham in a similar role in 1995 before moving into industry where he has worked as a main board director of several international businesses listed on the London Stock Exchange.



See 'Scheme of Management' - Key Message by Stephen Richards, Director Mainstay Residential Ltd. Page 2

CALTHORPE ESTATES OFFICE - SCHEME OF MANAGEMENT Q & A

Which properties are subject to the scheme of management?

It is only freehold houses on the Calthorpe Estate that are subject to the scheme of management. Leasehold houses are excluded from the scheme because they are subject to the terms of their respective leases. However, where a leaseholder enfranchises they will become subject to the scheme of management on completion of their freehold purchase.

Do I require consent for building work under the scheme of management?

Calthorpe Estates consent is required under the scheme for most building work. Consent will still be required *even* if planning permission isn't, or where the proposals have permitted development rights. The only instance where Calthorpe's consent isn't required is where the proposed works are non-structural internal alterations. This, however, is the only exception.

I am a freeholder and I pay both an annual management charge and a service charge; what is the difference?

All freeholders irrespective of where they live on the Calthorpe Estate pay the annual scheme of management charge. This is the fixed charge which is billed out to *all* freeholders in December of each year.

Only those freeholders whose home is on one of the private developments such as Norfolk Park or Greville Lodge will pay a service charge. This charge covers the upkeep of any shared amenity land, as well as any estate roads and footpaths on the development.

Do I need consent under the scheme of management to carry out surgery to any trees in my garden?

Consent is generally required under the scheme of management for tree surgery. Whilst there are a few exceptions to this we would strongly recommend that you discuss any planned works with us first so that we can advise you further.

There are freehold properties on the Estate that are not being used as single family residences - Are these owners in breach of the scheme?

There is only one specific use allowed under the scheme of management (i.e. single family residence). However, where there was an alternative permitted under a properties former long lease e.g. use as flats or as a private hotel) that use is also permitted under the scheme of management. So in those instances a freehold property may have more than one permitted use.

Some Residents appear to be operating a business from their home is this permitted?

The scheme of management does not permit businesses to be operated from home. However, in certain circumstances we may consider a specific request to operate a business from a private residence. The criteria for permitting such a use is very strict and is set out in our guidance notes, so if you are considering running a business from home, you must contact us first.

Stephen Richards MRICS MCIH MIRPM Director. Mainstay Residential Ltd

January 2014

**BREAKING NEWS - NEXT MEMBERS'
EVENT
A.G.M
27 MARCH 2014 at 7.45 PM
EDGBASTON GOLF CLUB**

WELCOME TO OUR 41 NEW MEMBERS

David and Cathy Allinson
Matthew Arnold
Alfred and Nicola Bartlett
Keith and Timothy Bartlett
Michael Bowen
Andrew Cockram
Pauline Eames
Marcus and Tracey Jordan
Barry and Frances Kirkham
Martyn and Caroline Liberson
Lachlan and Mirella Macpherson
Charles and Pam Magill
George and Sandra Maynard
James and Margaret Miller
Tharsius and Mrs Murugananthan
Zena Palmer-Simpkins
Rite Porter
Stephen Raguz
Sue Richards
Peter and Susan Rodale
Ricky Rudell
Fane and Pamela Vernon
Sandeep and Sangata Walia
Marilyn Ward and David Richardson
Terry Whateley and Esther Jones

WELCOME NEW MEMBERS TO YOUR COMMITTEE



PETER ARNOLD "I have lived in Edgbaston since 1986, practising as a barrister in chambers in Birmingham since 1972. My sons were both educated at West House School and King Edward's. I am Chair of Trustees at Martineau Gardens and an elected governor of the Royal Orthopaedic Hospital."



MARILYN WARD "I am privileged to be joining a tenacious team of people who have a commitment to their environment and community as a whole. My background is in broadcast production and I believe communication is key to effecting change for the good. We can all make a difference. Be part of it!"

NEWS...NEWS...NEWS...NEWS...NEWS



YOUR WEBSITE

www.calthorperesidents.org

It is three years since we started to develop a website. We are keen to have a platform that will support our activities both now and in the future. We are delighted to have found Jodee Peevor who can help us.



“FUTURE CITY, FUTURE LIBRARY
Brian Gambles Director of
The Library of Birmingham

NOVEMBER 2013
Members Event

Courtyard Room at Edgbaston Golf Club was packed to capacity, 120 Members attended [almost ran out of chairs] illustrated talk on the iconic new LIBRARY OF BIRMINGHAM

A riveting view from the inside of our iconic new Central Library. Very well illustrated - a memorable presentation - contributing to the future History of our City of Birmingham.

Big thank you to Brian Gambles. Also to Edgbaston Golf Club for their support.



Jodee runs the super company Jigsaw Web Design in Kings Heath and is thrilled to be working with Calthorpe Residents' Society to help us support the community.

Encourage your neighbours and friends to

BRING & SHARE SUPPER

OCTOBER 2013

Well over 100 Members and non Members supported our first Bring & Share Supper at Newman House, Harrisons Road, on a rather soggy October evening.

The room transformed with low lighting and candles. Sumptuous main course buffet table + mouth watering desserts. Drinks flowed from the Newman House Bar.

New friends made and members gained - a great time enjoyed by all.

Many thanks to Newman House Chaplaincy for their support.

A THANK YOU LUNCH FOR YOUR
RETIRING
CHAIRMAN & HONORARY
SECRETARY WAS SPONSORED BY
COMMITTEE MEMBERS
PAST & PRESENT
11 FEBRUARY 2014

With 86 years service between them Mark Kenchington, Chairman & David Henson, Honorary Secretary will be retiring at the AGM 27 March 2014.

The Lunch held at the newly opened “WATERS on the SQUARE” in Chad Square, Edgbaston was tasty, tasty, relaxed, 'slow food'. From left:

- Peter Heath
- Peter Harthill
- David Henson
- David Radford
- Valerie Edwards
- Mark Kenchington
- Pauline Luget Owen
- John Hatch

Waters
ON THE SQUARE

CHAD SQUARE
HAWTHORNE ROAD
EDGBASTON
B15 3TQ

0121 454 5436

Tuesday-Saturday 12.00-2.00 &
6.30-9.00 [last orders]
Sunday Lunch 12.00-4.00

www.watersonthesquare.com/



NEWS...NEWS...NEWS...NEWS...NEWS



AUTUMN NEWSLETTER

we are focusing on

OUR CAMPAIGNS

including:

TREES; PARKING; SECURITY; SPEEDING;
REFORM LEASEHOLD; IMPACT OF
UNIVERSITY & HOSPITAL EXPANSION.

info@calthorperesidents.org

STOP THAT BUS !!

Your committee has brought to the attention of the University of Birmingham Accommodation Department the waste of a contract which provided a Johnsons Excelbus for students to travel from their halls of residence in Elvetham Road and the Vale to and from the university campus. In fact the students only had to walk about 150 metres to take a frequent 98 or 99 public bus which followed a straight route up and down Wheleys, Arthur and Edgbaston Park Road to the University.

Even so 13 times each day during term time, the 45 seater private bus made a tortuous journey from Elvetham, down Charlotte Road, up Gough Road, right into Carpenter; left along Church Road past the Golf Club, round the roundabout back past the Golf Club, left into Edgbaston Park Road, right into Somerset, left into Farquhar, along Vincent Drive into the campus via West Gate, out through North Gate, back along Pritchetts Road, Edgbaston Park, Church Road, Carpenter and Wheleys before turning right into St James Road for another circuit.

The bus was usually empty and the maximum number of passengers observed was 5

The bus was usually empty and the maximum number of passengers observed was 5. The bored driver would often pull up on the pavement for an unofficial snack or to read his paper. A mother pushing a Buggie was observed having to go out into the middle of the road to get round the vehicle.

A spokesman for the university told us that the students expected a bus to be provided. Johnsons Buses of Henley in Arden said that it was a fixed price contract so it did not matter if the bus was empty but it could not be used by local residents.

Apart from the noise, the pollution and the wear and tear on the road surface such a service could not be justified. We brought the matter again to the attention of the university which carried out a survey and indeed found that the service was not needed and has since been withdrawn.

Our attention in 2014 turns to the increasingly intolerable parking problem. It will not be so easy to solve, but we will campaign energetically on behalf of the residents.

Indian Embassy visa centre ordered to leave

AN INDIAN consular building that has brought parking chaos to residents in a leafy part of Edgbaston has been told to pack up and leave the premises.

The visa centre for the Indian Embassy has caused gridlock since it moved to Vicarage Road in August, where homes sell for in excess of £1 million.

The service has now been ordered to vacate the street and find more suitable premises within two months by Birmingham City Council.

It has also been revealed that the company which operates the office on behalf of the Embassy, VFS Global, did not obtain planning permission to open up the service.

Building owners Calthorpe Estates told concerned residents that they would have denied use of the building if they had known it was being used as a visa processing centre.

Jayne Herritty, sales and marketing director at Calthorpe, said: "We have not authorised

this use which we consider to be in breach of lease covenants, and we believe that the nuisance being reported to us by neighbouring residents and commercial occupiers is unacceptable."

Despite dealing with 300 applications a day, the visa building has no access to parking leading to complaints of cars clogging private bays, one-way signs ignored and even people urinating in the street.

If the Consular appeals against the council's order, any move from Vicarage Road could take up to a year.

The consular referred the *Post* to VFS Global, but no-one was available to comment.

A spokesperson for Birmingham City Council said: "We are aware of the issues and concerns raised by residents and businesses and have been collecting evidence from a range of sources in the past few weeks. This exercise will conclude within a couple of weeks and we will then assess the situation."



Article in The Birmingham Post 5 December 2013

SPRING EDITOR
PAULINE LUGET OWEN

DATES FOR YOUR DIARY 2014

27 MARCH 2014

AGM Golf Club [for CRS Members]

19 JUNE 2014

"WILD PICNIC" Martineau Gardens [Non Members welcome]

18 SEPTEMBER 2014

EVENT T B C Walker Hall, Ampton Road [Non Members welcome]

20 NOVEMBER 2014

KEVIN SHAW, Sales Director Audley Retirement

ST GEORGES VILLAGE, CHURCH ROAD [FOR CRS Members]