

A low-angle photograph of a magnolia tree in full bloom, with numerous large, light pink flowers and buds against a clear blue sky. The branches are dark and intricate, creating a complex pattern of light and shadow.

# MALDEN & COOMBE RESIDENTS' ASSOCIATION

## NEWSLETTER

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MAY & JUNE 2021

*Photo: Ann Morris, Resident*

**MCRA**

Malden & Coombe  
Residents' Association Limited

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# Estate News

*With Summer fast approaching, there has never been a better time to enjoy our beautiful Estate. MCRA continues to work at maintaining the standards we all expect.*

Dear Member

Welcome to our latest newsletter and an update on MCRA's recent work, undertaken on behalf of all residents. Although there remains some caution around the lifting of restrictions, we are certainly looking forward to meeting more of you as opportunities arise in the coming months.

In October, we hope to hold our first physical AGM in over two years. Although the video conferencing facilities previously employed worked effectively, we cannot wait to be able to see as many of you as possible in person. Further details of the meeting will be posted on [www.mcra.td.com](http://www.mcra.td.com) and we will be requesting residents' input in due course.

## **Barriers & Gatekeepers**

Last month, we wrote to residents apologising for the very frustrating situation at the Warren Road & Coombe Lane West barrier. We have had engineers visit the site over a dozen times since November, and two independent electricians visited in the past six weeks to investigate the ongoing problem. We now believe the mains power to be failing and we are working with the maintenance company and Royal Borough of Kingston Council (RBK), who manage the contract, to solve this problem completely and finally. We thank you - and our excellent and professional gatekeepers - for your continued patience as we deal with this challenging matter.

In April, we welcomed our excellent new Gatekeepers, Lawford and Andrew, who operate the Kingston Hill and Coombe Lane West barriers during the busy evening commuter hours, and we hope you have seen a reduction of traffic cutting through the Estate at this time. We thank Barry, Simon and Tin for their guidance and showing the newcomers the ropes.

## **Parking, CCTV & Security**

We have met with RBK representatives and local Councillors several times recently to discuss the urgent matters of parking, CCTV and planning applications. After a great deal of chasing RBK teams, we eventually saw yellow lines repainted in George Road and the long-awaited white lines added to problem areas and driveways in Warren Road and George Road in March.

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We are still awaiting RBK's action on CCTV signage – we chase officials on a near-daily basis - and the introduction of double yellow lines at the top end of Warren Road. This is of even greater concern to us now, since Royal Parks last month confirmed it will introduce parking fees in Richmond Park following the recent public consultation. We are pressing RBK to ensure they enforce the yellow lines and other parking restrictions across the Estate and hope to be able to feedback more news in the coming weeks. We do have some hope: the sight of parking tickets issued to a number of unauthorised vehicles on George Road recently was a positive sign!

Whilst we discussed the idea of hiring a private security firm to cover the whole Estate, some residents, and the majority of the Committee, decided this would be an exceptionally costly exercise, with our Treasurer confirming at least one of the obtained quotes would double our annual maintenance costs on the Estate. This would add £1000s to each resident's Coombe Rate invoice on a yearly basis. Individual households are, of course, at liberty to employ a private security firm should they wish to do so.

### **General Maintenance**

In the past few months, the resurfacing work in Edgecoombe Close was completed. Those residents using the gate between Warren Cutting and Golf Club Drive will have noticed the current gate is no longer fit for purpose. One of our Directors has contacted the golf club – the main users of the gate – and asked them to replace it. Happily, they have agreed to do so, and we hope to see a replacement in the coming weeks.

### **Reporting Estate Issues to RBK**

Through conversations with RBK, we were notified of a recently-launched online central council service, called **i-need**, where residents can report several issues such as fly tipping, litter and abandoned vehicles. Furthermore, on RBK's **Public and Environmental Issues** page, any problems with street cleaning, vegetation, pavement & road defects, street lighting and more can all be easily reported. Whilst MCRA always reports and follows up on issues with the Council, the more of us that use the central service to report problems, the quicker we can expect issues to be resolved. One recent example of this was when members of the Committee and a number of residents reported a fly tipping incident on Warren Road. Within an hour of receiving our complaints, Council officers had removed the mess. These are the links for the online services:

[www.kingston.gov.uk/i-need](http://www.kingston.gov.uk/i-need)

[www.kingston.gov.uk/environment](http://www.kingston.gov.uk/environment)

### **Criminal Activity**

Earlier in the year, we were made aware of a bout of criminal activity on vehicles and property across the Estate which was very distressing to the residents affected. Whilst we thank you for informing us, we must also remind residents to only share CCTV footage with the police and ensure that the authorities are alerted immediately after a crime has been committed. PC Simon Stamp is the Coombe Hill Safer Neighbourhood Team officer and his details are:

**Telephone: 07810 815660**  
**Direct email: [Simon.Stamp@met.police.uk](mailto:Simon.Stamp@met.police.uk)**  
**Team email: [CoombeHill@Met.Police.uk](mailto:CoombeHill@Met.Police.uk)**

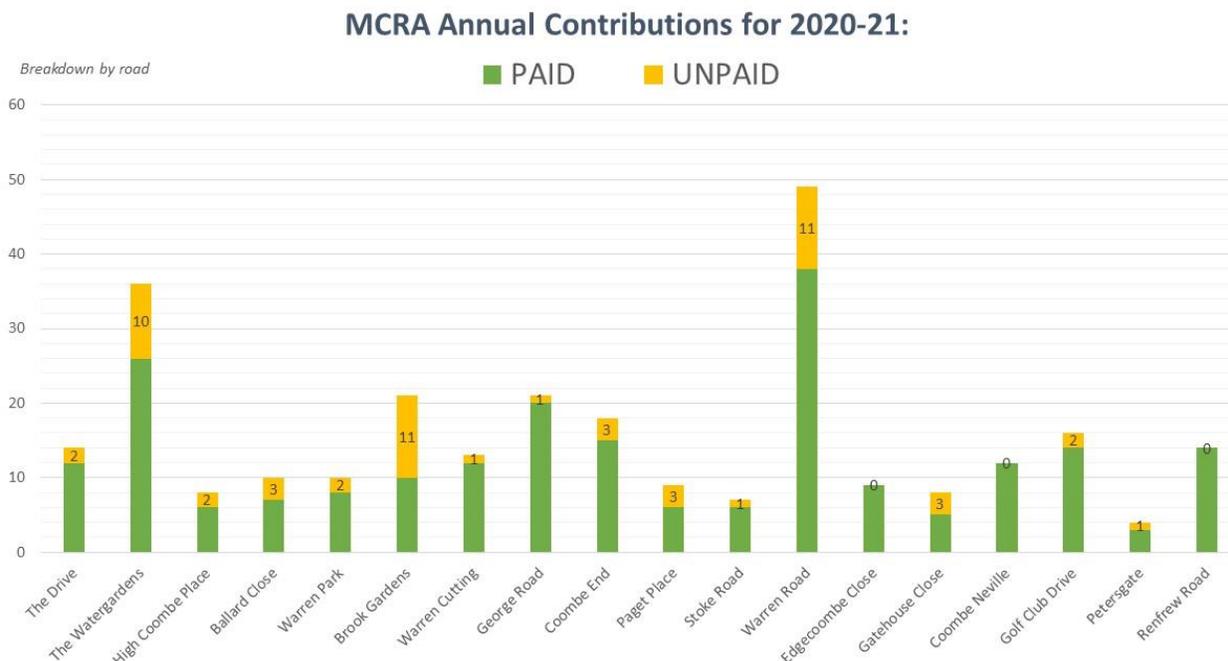
The latest update from the Coombe Hill Safer Neighbourhood Team has been posted on our website and can be viewed [here](#).

## Resident Communications

In February, we launched our brand-new website. All our news and information is available on this platform ([www.mcrald.com](http://www.mcrald.com)) and we regularly post updates and share local news on our Twitter feed (@Mcraoffice). Whilst we continue to send out emails and, where required, information through the post, the website is your one-stop-shop for all MCRA news.

## MCRA Annual Contribution 2020/21

We are very grateful to those residents who responded so quickly to the latest communications regarding the 2020/21 Annual Contribution and who have since paid their £40. We are very pleased to have had such a positive response, however, this breakdown by road of unpaid homes is troubling:



We rely entirely on residents making this relatively small payment in order to fund MCRA's work. Whilst the Committee members all give their considerable time voluntarily, we need to employ a secretary, who is paid on an hourly basis. The secretary is responsible for answering numerous queries and complaints from residents, chasing RBK to get Estate matters attended to, arranging the printing and distribution of your

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annual permits, developing and maintaining the website, social media and database, dealing with the barrier and managing gatekeeper matters and many other tasks.

If residents do not contribute, MCRA will ultimately fold and the quality of life on our Estate will inevitably decline.

**TO MAKE YOUR £40 ANNUAL CONTRIBUTION FOR 2020/1:**

- Please send a cheque made payable to **MCRA LTD** and post to **Secretary, 30 Matlock Way, KT3 3AY**
- Or why not pay by **BACS** or **Standing Order**? Please use **Barclays** sort code: **20-46-73**, account no. **80617032** and account name: **Malden & Coombe Residents' Association Ltd.**

Please email confirmation of BACS transfer together with your name and property number/name to [office.mcra@gmail.com](mailto:office.mcra@gmail.com)

We will soon be ordering, and paying for, Estate permits for the upcoming year – please ensure you have made your £40 contribution in advance of 1<sup>st</sup> July 2021 so that we can be sure to have enough permits for each and every resident and each organisations' staff and visitors for the upcoming year. Permits will be distributed in advance of 1<sup>st</sup> September 2021.

We thank you again for your continued support.

Best wishes,



**Dr. Judy Kane & Rupert Cox**  
Co-Chairs, MCRA

***Want to get involved? Please don't hesitate to get in touch:***  
***[office.mcra@gmail.com](mailto:office.mcra@gmail.com) or via Twitter [@McraOffice](https://twitter.com/McraOffice)***