



## NOTICE OF THE ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of the  
Malden & Coombe Residents' Association Limited will be held in  
**Warren House, Warren Road**  
**at 7.00 pm on Thursday 10th October 2024**

*A Member entitled to attend and vote at the Annual General Meeting may appoint a proxy or proxies to attend and on a show of hands on an ordinary resolution vote on his/her behalf. A proxy may, if so authorised, vote on a poll at the meeting. If you wish to appoint a proxy, please complete the proxy form. To be valid, this form must be received by the Company Secretary by 5.00pm on Tuesday 8<sup>th</sup> October 2024.*

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### AGENDA

#### Ordinary Resolutions

1. To approve the Minutes of the Annual General Meeting held on 12<sup>th</sup> October 2023.
2. To receive the Accounts for the year ended 30th June 2024.
3. To note retiring directors and re-elect those wishing to stand again:  
*Mr P Greenhalgh*  
*Mr J Greaves*
4. To receive the Report of the Directors.

#### **By Order of the Board**

R E Fletcher (Secretary)  
Mendip Cottage,  
Renfrew Road,  
Kingston upon Thames,  
Surrey, KT2 7NT

No person not being a member of the Committee retiring at the meeting shall, unless recommended by the Committee for election, be eligible for office for the Committee at any General Meeting unless, within the prescribed time before the day appointed for the meeting, there shall have been given to the Secretary notice in writing by some Member duly qualified to be present and vote at the meeting, at which such notice is given of his/her intention to propose such a person for election, and also notice in writing signed by the person being proposed, of his/her willingness to be elected. The prescribed time above-mentioned shall be such that, between the date when the notice is served, or deemed to be served, and the day appointed for the meeting, there shall be not less than 7 days and not more than 21 intervening days.

Note:

*Item 4: The Directors listed are retiring by rotation in accordance with the Articles of Association.*



## FORM OF VOTING PROXY

I, [state full name and address]

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.....

being a Member of the above Association hereby appoint the Chairman of the above meeting to vote on the following Ordinary Resolutions on my behalf:

Resolution	Description	For	Against
Resolution 1	To approve the Minutes of the Annual General Meeting held on 12 <sup>th</sup> October 2023.		
Resolution 2	To receive the Accounts for the year ended 30th June 2024.		
Resolution 3	To re-elect Mr P Greenhalgh		
	To re-elect Mr J Greaves		
Resolution 4	To receive the Report of the Directors		

**SIGNED** this ..... day of ..... 2024

Signature: .....

**NOTE:** To be valid, this Proxy must be signed and delivered to R. E. Fletcher (Company Secretary MCRA), Mendip Cottage, Renfrew Road, Kingston upon Thames, Surrey, KT2 7NT or sent by email to rfletcher1020@gmail.com by no later than 5pm on Tuesday 8<sup>th</sup> October.



## **DIRECTORS' REPORT, 2024**

A warm welcome to all residents and especially to those of you who have arrived onto the estate during the last year. The MCRA has an active website ([mcraltd.com](http://mcraltd.com)) and many members have formed small WhatsApp groups to encourage social communication but also in regard to the dissemination of information on local crime.

Issues which have arisen during the last year:

### **De-banking**

Towards the end of last year and, without warning, Barclays Bank decided to close MCRA's two bank accounts - both current and savings. We discovered that many other not-for-profit organisations and charities were similarly treated without explanation and despite, in our case, fully complying with all their requests for standard information. It resulted in not being able to pay any bills and also the gatemen and secretary. A temporary on-line bank account was set up until we could open accounts with Lloyds Bank.

Although Barclays eventually reinstated our original accounts, we will continue to use Lloyds Bank for receiving residents' contributions. The new details are here:

Sort code: 30-99-50

Account number: 21602763

Account name: Malden & Coombe Residents' Association  
(Lloyds Bank)

It has taken months of hard work by committee member and treasurer, Richard Fletcher, to get the compensation we deserved. It necessitated appealing to the Financial Ombudsman, and from an initial offer of £200 by Barclays, a new sum of £1,635 has been agreed: a fair reflection of the time spent by several committee members and interest lost from the savings account.

### **Annual Contributions**

Unfortunately, the banking problem may have, in part, accounted for the decrease in contributions from households on the estate this year. Whatever the reason, it is sad for the committee, who give hours of time voluntarily, to have to beg for just £40 each year to pay for administrative and other important services. On our website, an infographic shows how many hours we put into dealing with MCRA/RBK matters, including closely scrutinising how RBK contractors spend our Coombe Rate, thus saving you money when we often find that promised contracts are not delivered. We thank those who have made a contribution in 2023/24.

### **Glendale and Veolia/and Estate Maintenance**

Despite a very encouraging detailed plan being presented by Glendale at the beginning of the year as to when they would cut the grass, prune shrubs and clear litter, there have been

numerous changes in personnel and a very limited service. They require constant reminders which has meant that the estate has looked well below how it should for much of the time.

Veolia have swept the gutters more regularly recently but fail to do the necessary work on the paths that they are meant to maintain.

### **The Barrier/ Gatekeepers**

Simon sadly left us to move nearer family: we have missed him, but he has promised to return to decorate the hut for Halloween and Christmas! Ian has taken on several of Simon's hours and Andrew and Martin continue to do a good job in the afternoons managing both ends of Warren Road. Tin remains steadfast in the mornings. Our thanks to them all for what they do.

Because of a dearth of suitable applicants for the weekend shifts, we employed an agency for a period, but this provided more problems than solutions.

Finally, thanks to the hard work of Paul and Amy we now employ a weekend gatekeeper, Godfrey, who has just successfully completed 3 months' probation.

### **Speed Humps**

It is over two years since we first approached the council to consider placing more humps and re-profiling old ones to reduce the speed of traffic through the estate (a survey showed that 40% of traffic was exceeding 20mph). Despite a quick initial positive response, the trail went cold. Eventually - and thanks to the intervention of Sarah Ireland, RBK's CEO, we now have several new humps and re-profiled ones in Warren Road, one new one in George Road and one re-profiled one in Warren Cutting.

### **Parking on the estate**

This has become intolerable, particularly in George Road in term time (75 cars were parked in George Road on the 1st day of this term). The parking now spills over on to the west side of Warren Road going north, particularly in the afternoons. Coombe Infants and Coombe Junior School parents regularly park illegally on Warren Road between Coombe Lane West and George Road, causing havoc.

Parking restriction discussions are in progress to address this dangerous and unacceptable situation, and we will update you with what we hope will be a viable Plan.

### **Rokeby School**

Owing to the large number of residents who objected to Rokeby's plans to increase the number of pupils (at 405 already well above the legal cap of 370) by adding 3 classrooms each of which could have held 24 pupils, the council turned the application down on a number of points related to unacceptable levels of traffic and parking. (Please see the Decision below.) Of course, the school has the right to appeal the decision, which they suggested in a newsletter to parents that is under consideration.

### **DECISION**

*Reason(s):*

*1. The proposal provides insufficient evidence within its Transport Statement and Travel Plan to demonstrate that adequate mitigation measures would be put in place to ensure that traffic*

*conditions would not worsen when assessed against the permitted cap of 370 pupils. As such the proposal is considered to be unacceptable as without evidence to the contrary it is likely to give rise to conditions prejudicial to highway and pedestrian safety and overspill parking to the detriment of highway safety and the amenities of adjacent neighbouring properties contrary to Policy T4 of the London Plan (2021) and Policies DM8, DM9 and DM10 of the LDF Core Strategy 2012.*

*2. In the absence of appropriate mitigation, the proposal is likely to result in increased congestion on the surrounding roads, which would harm the residential amenities of neighbours of the site. As such the proposal would be contrary to Policies DM8, DM9 and DM10 of the LDF Core Strategy 2012.*

We will continue to do our best to make the estate a pleasant place to live and are happy to receive positive ideas on how to make things work better for everyone.

*J. Kane R. Cox*

Judy & Rupert

**Co-chairs, MCRA**