



Minutes of the Annual General Meeting
held at Warren House, Warren Road
on Wednesday 13th October, 2021

The meeting commenced at 7.30pm.

The Chairman opened the meeting by welcoming all those present.

Committee members present: Mr R Cox (Chairman), Dr J Kane, Mr R Fletcher, Mr J Greaves, Mr P Coia,
Ms A Castle (Secretary)

Apologies: Mr P Greenhalgh, Mr M Ashby

Opening Remarks

The Chairman thanked Warren House for hosting the meeting and welcomed Coombe Hill councillors, Rowena Bass, Ed Fram and Ian George.

Ordinary Resolutions

1. To approve the Minutes of the Annual General Meeting held on 26th November 2020.

The Chairman asked for any comments. There were none.

The Minutes were approved.

2. To receive the Accounts for the year ending 30th June 2021.

The Chairman asked for any comments. There were none.

The Accounts were approved.

3. To receive the Report of the Directors.

The Chairman asked for any comments. There were none.

The Report of the Directors were approved.

4. In their absence, to note the retirement from office of the following Directors:

Mr M Ashby
Mr P Greenhalgh

The retirement of the above-named Directors was duly noted.

5a. In their absence, to re-elect those above named wishing to stand again.

Mr M Ashby was duly proposed by Dr Judy Kane and seconded by Justin Greaves.

Mr P Greenhalgh was duly proposed by Paul Coia and seconded by Hani Madanat.

Both the above was elected to office by the meeting with majority votes in their favour.

5c. To amend the Articles of Association

The Chairman outlined the need to update the Articles of Association by adding in the electronic means of communication.

The amendment was duly proposed by Hani Madanat and seconded by Jane Wheelock.

The amendment was approved by a majority of votes and one proxy.

Other comments

The Chairman updated on recent developments at The Holy Cross Preparatory School explaining they have opened a nursery for an extra 36 pupils and four staff without planning permission. The Chairman added that the school is attempting to regularise the number of pupils, from 250 to 323. He added the Council has sat on the decision for three months but that the Co-Chairs have been notified of a decision that will be made by the end of this week. The Chairman also raised the issue of the Starbucks franchise at Warren House and the concerns of many residents, noting that while there is wide support for Warren House to succeed as an institution, the building is tightly regulated by a 2017 planning application and that several residents have written to MCRA to complain about the franchise, and in particular, the advertising of it which lowers the tone of the Estate. The Chairman added that MCRA has queried with the Council about whether advertising in a residential and conservation area is permitted, but progress with this consultation is slow. The Chairman also raised the issue of yellow lines at the top of Warren Road by Kingston Hill and reiterated that the public consultation has not yet taken place. He added that MCRA is speaking with the Council on updating the traffic calming measures to prevent dangerous driving and speeding cars and reiterated that the roads have a 20 miles per hour speed limit. The Chairman then reminded residents of the Annual Contribution of £40 (and £200 for institutions) and that payment is essential to ensure MCRA can continue its work. He added that while MCRA has received a positive response so far, there are a group of residents that still do not pay the contribution. The Chairman asked attendees to remind their fellow neighbours to make their contribution.

The Chairman invited Rowena Bass, Ed Fram and Ian George to address the meeting. Ms Bass said the councillors always feel this ward is a jewel in Kingston's crown, as is the setting of Warren House. She invited residents to get in contact with them via the councillor's website as they continue to work with MCRA on all matters to do with the ward, and indeed the borough. Mr George added that each first Saturday of the month, the councillors hold their surgery at Warren House and invited residents to attend for a one-to-one meeting if they have concerns or issues.

The Chairman then invited residents to ask questions. John McRoberts [Bruin Wood, George Road] asked for an update on the status of the 'land for houses' threat to Coombe Wood Golf Club following the pre-Covid Kingston Lodge Hotel meeting in 2019. Ms Bass reassured residents saying that she believed this to be a scare story and that there are no plans to build on the land. Mr George added the London Plan is being reviewed and so there should be more detail next year.

There was a general positive comment from a resident on the Council patrolling of unauthorised cars recently on the Estate. The Chairman responded that this was enacted with the help of Ms Bass who helped remind the Council of their duty to patrol the Estate.

Jane Wheelock [Edgemoor Close] asked if restrictions to parking would be put in place to stop the large amount of non-Estate drivers parking at Warren Road/Kingston Hill to access Richmond Park. Dr Kane responded to say double yellow lines have been approved by local residents in this area but a TMO needs to be applied, together with an advertisement in the local paper which should happen before Christmas. She added double yellow lines will hopefully be in place early in 2022. The Chairman added that with the change of the Gatekeeper rotas and the changes to the permit labelling in 2021, residents should have seen a marked improvement in this trouble spot. Mr McRoberts asked if residents would be permitted to park on the double yellow lines. Dr Kane answered that nobody would be allowed to park on the lines, and Mr McRoberts voiced his disapproval to say residents should be permitted to park there. Dr Kane said it is dangerous to park in this area and that residents are still able to park south of Paget Place. She added the upcoming changes to Richmond Park's parking arrangements will impact Warren Road.

Hani Madanat [Warren Road] asked why MCRA hasn't put in place a policy, like other Estates, to charge developers who demolish and rebuild homes, for example, charging a £10,000 fee. Mr Greaves answered on behalf of MCRA to say we are unable to charge developers this fee but added that there is a possibility that the Council can impose a charge for work as a consequence of building damage to roads and surrounds. He added, although the Council has made one or two charges in the recent past, it has been difficult to formally impose a fee. The Chairman added that the maintenance costs after these developments have been completed are extremely expensive and that a £10,000 fee should be imposed as it's a small amount in relation to the multi-million-pound developments that take place.

Peter Butler [Coombe Neville], asked for more details on the planning at The Holy Cross and added the traffic is unacceptable and dangerous around it and the surrounding schools. The Chairman reiterated and clarified the changes to the numbers of pupils at The Holy Cross and explained that their Certificate of Lawful Occupation application means they are seeking that no lawful action can be taken against them since the rise in pupil numbers. He added that the use of the Caretaker's Lodge was not stipulated as a nursery in the planning documents, but it was in the local publicity, and added that the Council has appeared glacial in their lack of response as they do not appear to have a grip on the situation. Ann Allen [Cardinal House, George Road] added that an extension was added to the Lodge. The Chairman said this was legal in their application. Mr McRoberts suggested that local minibuses could be used for all the schools as a feeder system to stop traffic on the Estate. Helen McRoberts added that when their daughter attended The Holy Cross, she had suggested minibuses to the school, but the school leadership didn't enforce it. She also raised the problem of unsightly large banners at The Holy Cross and smelly coaches, adding that Rokeby School's huge coach which can barely fit on the roads, had almost knocked her down as she walked her dog today. The Chairman responded to say another traffic study needs to be implemented and that Rokeby School was intending to do one before lockdown and should be doing one imminently. Dr Kane added that MCRA continually suggests solutions but understood The Holy Cross are not willing to consider them. David Clark [Paget Place] said the yellow bus system like the one in the USA would be a perfect solution. Dr Kane added that The Holy Cross bursar had told her that many parents' cars were electric and therefore pollution wasn't an issue on the Estate.

David Stern [High Coombe Place] asked if MCRA would set up a residents' WhatsApp group. The Chairman said this is something MCRA has considered. Amy Castle [MCRA Secretary] expressed a concern that, with so many residents, it might be difficult to manage the 'noise' but encouraged individual roads to set up WhatsApp groups which she would then use to help resident communications.

John Giles [Paget Place] asked about crime statistics and CCTV. The Chairman said that the police team were invited to join the AGM but were not available. He added that it has been difficult to have the police view the CCTV as they rely on MCRA notifying them of incidents and they are slow to take action to view the footage before it is deleted after 28 days. Ms Castle added that the latest crime statistics were requested for the AGM but had not been supplied by the police. Ms Bass added that she receives crime figures fairly frequently and it is car crime that has been the most common of late and encouraged residents to report any type of crime to the police. Ms Wheelock asked why MCRA couldn't access the CCTV if it's paid for by residents. The Chairman replied that MCRA is prevented by GDPR. Dominique Hainebach [Golf Club Drive]

asked if resident's own cameras via their doorbells etc are therefore illegal. The Chairman responded that these were not illegal as they were cameras installed by the resident in the affected, private household.

Mr Butler stood to voice his appreciation of the gatekeepers and the hard work they do. He added that there should be a special word given to Barry Rouse who is leaving MCRA after 10.5 years. Paul Coia updated the residents on the difficult recruitment process but that we continue to look for replacements. He added that if any resident was aware of anyone that might be suitable for the role, to please let him or the Secretary know.

Ms Wheelock then asked if it was possible to put stickers on cars parked illegally. Dr Kane said we are permitted to do so, but drivers often peel them off and ignore them. The Chairman said we could print more if residents would like to use them.

Before closing, Dr Kane extended thanks on behalf of MCRA: firstly, to Ian Albutt who lives off-estate on George Road and who has been incredibly helpful with the legal work supporting MCRA's case against the increase of pupils at The Holy Cross School. Dr Kane then thanked Mr Coia for all the work with he has successful completed on getting the barriers fixed and with managing the Gatekeepers since joining the Committee at the end of 2020. Dr Kane thanked Ms Castle for the work she has carried out as Secretary and the improved communications over the past 12 months and encouraged residents to use www.mcrald.com which has been refreshed and relaunched this year.

There being no other business the Chairman thanked everyone for coming. The meeting was closed at 8.39pm.

MCRA/AC/MINUTES/AGM2020