Malden & Coombe Residents' Association
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Minutes of the Annual General Meeting held at Warren House Hotel, Warren Road on Thursday 8th October, 2026

Committee members present:

Mr R Cox (Co-Chair), Dr J Kane (Co-Chair), Mr R Fletcher (Treasurer), Mr P Coia, Ms P O'Driscoll, Ms K Allen, , Mr P Greenhalgh, Ms A Castle (Secretary).

Apologies: Mr J Greaves

The meeting commenced at 7.00pm.

Opening Remarks

Dr Kane opened the meeting by thanking Warren House for their hospitality, and welcoming all those present, including Cllr I George, and Cllr R Bass. Dr Kane reminded attendees of the Councillors' monthly surgery (first Saturday of each month, 10am-11am at Warren House).

Ordinary Resolutions

1. To approve the Minutes of the Annual General Meeting held on 9th October 2025.

Mr Cox asked if there were any other comments. There were none.

Mr Cox stated he had two proxy votes also in favour. The Minutes were approved.

2. To receive the Accounts for the year ending 30th June 2025.

Mr Cox asked if there were any comments or questions for Mr Fletcher. Mr J Giles, Paget Place asked if MCRA has a target for cash at bank. Surplus/cash in the bank. Mr Fletcher replied we have it on deposit or on the money market (for longer term rates and depending on the rates). Mr Giles then asked if MCRA has too much? RC said we hold funds for eventualities, such as if we were sued, and stated the amount fluctuates from year to year, mentioning on occasion we have had contributions, for repairs and disruption, from production companies filming on the estate. Mr Cox asked for any comments. There were none.

The Accounts were approved. Mr Cox noted he had two proxy votes in favour.

3. To note retiring Directors and re-elect those wishing to stand again:

Mr R Fletcher

Mr P Coia

Mr R Fletcher was duly proposed by Mr B Kinchin, Coombe Neville and seconded by Mr P Butler, Coombe Neville.

Mr P Coia was duly proposed by Mrs A Morris, The Watergardens, and seconded by Mr B Boase, Coombe Neville.

Both the above were elected to office by the meeting with majority votes in their favour. Mr Cox said there were also two proxies in favour.

4. To receive the Report of the Directors.

The Report was approved. Mr Cox noted he had two proxy votes in favour to include.

Mr Cox began the open floor section of the meeting with a summary of the past year. He said this was a year of frustration, with an abysmal service from Glendale despite continual prodding by us and others. He mentioned that we are yet to receive a Rokeby School traffic plan, despite this being one of the requirements when the school went to the secretary of state for approval of their development. He added we continue to probe the council officers, which has been unsuccessful. Mr Cox then spoke about the long and tedious process of getting the yellow lines painted on the estate following the Traffic Management Order, with the council being inefficient, slow to respond or even completely absent. He added that the Coombe Rate invoices, normally issued in May, had still not been issued. Mr Cox invited Cllr Bass and Cllr George to comment.

Cllr Bass said it has not been helped since lockdown as the council has not fully returned to the Guildhall and therefore councillors' direct access to departments and teams has been restricted. She explained the Planning and Enforcement departments are in quite a state at present, not helped by the departure of Mr B Lomax. She added that she had requested an MCRA meeting with the new Head of Planning.

Cllr George said RBK Enforcement has been a disaster for five years with hundreds of cases not being investigated, and the temporary staff in place and we do not know what will happen once their contracts end.

Cllr Bass said that the Coombe Rate is also an issue as the councilors and MCRA are having to continually re-educate council officials on the relationship between RBK and the Coombe Estate. She added that there are some council officials who want to visit the Watergardens and she and Cllr George will bring this matter up with them then.

Mr Cox then opened up the meeting for questions from the floor.

Members' comments & questions

Mr B Kinchin, Coombe Neville, asked about RBK Enforcement, and whether over the past five years there had been issues on the estate that were not enforced, and potentially deemed 'satisfied' (after seven years, if not enforced). Cllr George responded, potentially there could be, but the councillors are not permitted to see the details.

Mrs A Morris, The Watergardens asked why there was not an attendance sheet for this meeting. Ms A Castle said as no one had signed the sheet in the past three years, she took attendance from RSVPs. Ms A Castle handed to the floor a signing-in book. Mr Cox said in the past we have been keen to capture email addresses for communication purposes.

Mr J Giles, Paget Place asked if Glendale is paid for the work they don't do. Dr Kane said we hope that is not the case as they have done virtually nothing in the past year. She added that MCRA will have a meeting with Mr R Waite, Greenspaces Contract Manager, RBK and Cllr George will also attend. Dr Kane said although they have put in the MCRA budget over £18000, she would estimate they've done a maximum of £2000 of work. Dr Kane added that MCRA has been reviewing private contractors as an alternative to the council's contractors, and managed by the estate.

Mrs Boase, Coombe Neville, asked for an update on the Rokeby School building plans. Mr Cox said the plan was turned down, and then approved on appeal, and work was supposed to commence in March 2026. He said when the VAT on private schools was enforced, Rokeby experienced a significant drop in numbers, and the work is on hold. He added they're doing minor works including on the gates. We hope to be notified if the plans change due to the disruption on the roads.

Mr P Butler enquired about Grove House and what the long term intention is for the plot. Mr Cox said the owners have submitted approval for one large house but they have several planning stages to go through and have not yet completed these. He said if the plans goes through, he and the committee will be across the updates as he checks the planning documents sent by RBK each week. Mrs D Butler, Coombe Neville, enquired about the trees on the plot. Ms O'Driscoll said as a resident, she monitored the tree team and the removal process and believed they were relatively careful.

Mrs A Morris asked about the planned works on the The Pavillion, Warren Road and potential tree removals. She added that there are some people from time to time at the property and who are burning rubbish. Mr Cox agreed and said this was an unpleasant nuisance, but any tree removals would be managed by the owner and tree surgeons. Mr Cox added that the approved planning permission for a large development, including a 50 metre underground passage between the cottage and the main building, in 2018 has since expired. Mr H Madanat, Warren Road added the plans for an underground passage will not be happening anymore and dropped due to the construction issues, and nor would there be a basement in the Grove House plans.

Mr B Boase asked whether Openreach were satisfied they had completed their work on the estate. Ms A Castle explained the OR team were supposed to be providing a new rollout strategy after the main contact, Mr A Page, had moved onto a new rollout project. Mr Coia added the capacity isn't always there for everyone in the road. He said on Ballard Close there is approximately 50% without, and that although he has a box outside his house, he is not able to have fibre to the premises to the limited capacity.

Mr J Giles asked about the objections to the yellow lines. Mr Cox said due to the two objections, the case will go to the planning committee in November. He added that we thought the work could be split by those lines in the TMO for which there were no objections, and those for which there were, which Dr Kane said the council had previously agreed to, but this had not happened. Dr Kane explained that Mr J Ojechi, from RBK, who was providing a very good service previously, has been unwell in the past and we are concerned because he appears to be no longer available. Mr Boase asked if we could enforce narrow double yellow lines to protect the look of the road. Mr Cox joked, "don't go there!" He said the council will only paint the lines they are able to. Dr Kane added that there is a leaf litter problem and with very narrow lines, they wouldn't be seen by drivers at all. Cllr Bass asked the chairs to send the requests to RBK to her once again as the councillors will support and be in favour of the lines. Mrs D Kerr, Warren Road, said she was disappointed to have only found out about the plans via Ms A Castle and other neighbours. Mr Cox said the consultation with neighbours on the east side of Warren Road due to the excessive parking following the lines added to the west side. Mrs. Kerr asked if signage would not work for non residents? Mr Cox says it's only working when it's enforced and RBK doesn't regularly enforce parking infringements. Cllr Bass said you must report the parking problems on the portal and that the more people that complain, the better. Mrs Kerr said she felt MCRA was rearranging the deck chairs as parking on the west side was blocking sight and access to the barriers, but now the same thing is happening on the east side

Mr Boase said he would like to congratulate the current team of gatekeepers. Mr Coia thanked him and said they were experiencing a hard time, due to residents refusing to show permits or place them on their windscreens. He added we now have the most gatemen we've ever had which seems to be working well. Mr Butler added he thought this team was outstanding.

Mr Kinchin asked if there were any updates on Warren House plans. Mr Cox said there had been no updates but we will continue to monitor.

Mr Madanat asked if anything could be done about the drivers that use Warren Road (south side) as a race track, for example, an additional bump near Oaklands or Coombe Parva. Mr Cox said unfortunately it's the same person at the council who does humps and lines so we shouldn't expect a swift resolution to this problem as the last one took over 2 years to process.

Mr N Kerr, Warren Road, asked about the poor state of the footpaths. Mr Cox said it's down to the council to maintain and we have complained about the issues and various trip

hazards. Cllr Bass added that the scheduled roads are maintained by the council and encouraged Mr Kerr and all residents to report defects through the portal so that issues are logged. She added that if there isn't action taken, residents should contact the councillors and put in a complaint. She also said that we are focussing on a lot of negative problems but we have also managed a lot together. Mr Kinchin said it isn't expensive or difficult to replace the footpath surface and Dr Kane added that we had looked at the problem section and agreed that it should be done, but what happened to the agreement with RBK, we don't know. ***Action - MCRA to review and get the issue back on the RBK agenda.***

Mr S Ludlow, George Road, said as residents and members, we should be positive and encouraging about the schools. He said Holy Cross Prep and Rokeby are two of the outstanding prep schools and underpin the value of the houses and are the reason many residents have moved to the estate. He asked that MCRA invite representatives from the schools and organisations. Mr Cox replied we do invite them as they are members of MCRA but they have so far chosen not to attend.

Mr Giles wished to propose a thanks to the committee for the work for the past year

There being no other business Mr Cox thanked Warren House for hosting the AGM and thanked everyone for attending. The meeting was closed at 7.59pm.

MCRA/AC/MINUTES/AGM2026