



## Malden & Coombe Residents' Association

[www.mcraltd.com](http://www.mcraltd.com) | @McraOffice | Secretary: [office.mcra@gmail.com](mailto:office.mcra@gmail.com)

### 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 **7.00pm** on **Thursday 8th October 2026**

*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 6th October 2026.*

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### AGENDA

#### **Ordinary Resolutions**

1. To approve the Minutes of the Annual General Meeting held on 9th October 2025.
2. To receive the Accounts for the year ended 30th June 2026..
3. To note retiring directors and re-elect those wishing to stand again:

**Mr R Fletcher**

**Mr P Coia**

4. To receive the Report of the Directors.

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

R E Fletcher  
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 3: The Directors listed are retiring by rotation in accordance with the Articles of Association.*

## FORM OF VOTING PROXY

I, [state full name and address] .....

.....

.....

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 9th October 2025. |     |         |
| Resolution 2 | To receive the Accounts for the year ended 30th June 2026.                     |     |         |
| Resolution 3 | To re-elect Mr R Fletcher                                                      |     |         |
|              | To re-elect Mr P Coia                                                          |     |         |
| Resolution 4 | To receive the Report of the Directors                                         |     |         |

**SIGNED this** ..... day of ..... 2026

Signature: .....

**NOTE:** In order 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](mailto:rfletcher1020@gmail.com) by no later than 5pm on Tuesday 6th October.

## DIRECTORS' REPORT, 2026

Dear Resident & Member,

We hope 2026 has proved good for you and that you and your gardens have not suffered unduly during the very dry and hot summer: it has certainly left the Coombe Estate paths and shrubs, looking parched.

Happily Veolia has been round regularly to brush up the debris in the gutters but unfortunately Glendale, despite regular prompting from us and our councillors, has failed to keep the estate up to the required standard. We plan to organise a meeting with the council to thrash out the payments for the work that they do get round to doing, which need to be much more performance related. Their fortnightly schedule has not happened.

We remain concerned about traffic flow and parking particularly from Coombe Lane West to just beyond George Road and along George Rd itself. It has taken months to get viable yellow line plans completed but one part of the plan which covers the most dangerous section of the estate involving the mouth of George Rd, the narrowest part of Warren Rd, and the entrances to and from Coombe Neville and Edgecoombe Close, is due to be carried out soon. There were objections to more lines on the east side of Warren Rd from Coombe Lane West to just beyond George Rd so this component of the TMO will have to be assessed at the council's next Neighbourhood Planning meeting. Parking bays in George Rd are being considered and plans for these are in the process of being drawn up over the next few weeks.

The gatekeepers continue to play a key role in the management of traffic on the estate. Some of them have been in the job for several years sharing the experience and expertise that they have gained with new gatekeepers when needed. Replacing those who have left us has posed a mammoth problem, but Paul Coia and Amy Castle are to be thanked for the huge amount of work that has enabled new gatekeepers to be found and hired.

The Watergardens, in Warren Road with its Japanese themed garden opened again to the public earlier in the year. As always it proved very successful, with some wonderful trees, shrubs and water features on display on the 9 acre site. It is open again on October 25th when autumn colours should be at their best. Look out for the posters around the estate with details.

Please check out our website from time to time as Amy, our indefatigable secretary, updates it regularly.

With all good wishes

*J.Kare R.Cox*

Judy & Rupert

**Co-chairs, MCRA**