



## Malden & Coombe Residents' Association

www.mcraltd.com | @McraOffice | Secretary: office.mcra@gmail.com

### **Minutes of the Annual General Meeting held at Warren House Hotel, Warren Road on Thursday 10<sup>th</sup> October, 2024**

#### Committee members present:

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

#### Committee members absent:

Mr P Greenhalgh.

The meeting commenced at 7.00pm.

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#### **Opening Remarks**

Dr Kane opened the meeting by welcoming all those present, including Cllr I George, and explained Cllr R Bass was not attending owing to a prior engagement. Dr Kane reminded attendees of the Councillors' monthly surgery (first Saturday of each month, 10am-11am at Warren House) before thanking Warren House for hosting the AGM and providing an array of refreshments.

#### **Ordinary Resolutions**

##### ***1. To approve the Minutes of the Annual General Meeting held on 12<sup>th</sup> October 2023***

Mr Cox asked for any comments. There were none.

The Minutes were approved.

##### ***2. To receive the Accounts for the year ending 30th June 2023.***

Mr Cox asked for any comments.

Mrs J Wheelock, Edgecombe Close, asked Mr Fletcher if he'd found in RBK's accounting, any other accounts that MCRA was paying for. Mr Fletcher replied the RBK accounts looked fine this year and only estate items had been in the accounts.

Ms K Allen, George Road, mentioned she had successfully challenged RBK's frontage charge of her property this past year and urged members to check as well. She added RBK came to measure the frontage to ensure the new measurement was correct. Mr Cox said

the frontage process is complicated, with its history embedded in the 1933 UDC Act, and the 2010/11 council-created formula. He added it's simpler for members to calculate frontages when their property is on the road.

The Accounts were approved.

### **3. To note the retirement from office of the following Directors:**

Mr J Greaves

Mr P Greenhalgh

Mr J Greaves was duly proposed by Dr J Kane, George Road, and seconded by Mr H Uhlig, George Road.

Mr P Greenhalgh was duly proposed by Mr H Hadanat, Warren Road, and seconded by Mrs J Wheelock, Edgecombe Close.

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

### **4. To receive the Report of the Directors.**

Mr Cox highlighted that parking and traffic continues to be an issue and concern, leading to the matter of The Rokeby School planning appeal. [*Update: [MCRA circulated planning information](#) to residents including how to comment on the school's latest appeal*]. The matter of speed humps was also raised. Mr Cox said the work had almost been completed, bar one hump, a process which has taken 2.5 years of chasing RBK with emails and calls, numerous meetings and several site visits.

Dr Kane talked about issues with the maintenance of the estate, and in particular the RBK contract with Glendale. She said trying to get the contractor on to the estate as scheduled has been a continual challenge and that over the 18 month period since RBK contracted Glendale, she has worked with four CEOs. Dr Kane added that Mr Greaves has suggested at committee meetings that MCRA should investigate a private contractor for the estate. Dr Kane said the committee has discussed this but decided that this would cost residents much more money with no guarantee that the service would be improved. She concluded that we should review the service again in November/December 2024 when Glendale is scheduled to clear leaves and debris from the estate.

Before Mr Cox invited questions, he also raised Annual Contributions and the Barclays Bank issues in the period 2023-2024. He said the committee was disappointed that contributions to the organisation had been low so far, and that MCRA is considering crediting members by naming households who have paid. He said the sudden closure of ours, and other small not for profit organisations/charities banking accounts, by Barclays also caused a significant problem and was the reason MCRA has a second account with Lloyds. Mr Fletcher emphasised that this would be the account for receiving annual contributions.

Mr H Hadanat, Warren Road, asked what happened to those standing orders paid into the Barclays account during the closure. Mr Fletcher replied that contributions would have been refunded to the payee's account between October 2023 - January 2024 and asked residents to check standing order details.

The Report of the Directors was approved.

### **Other comments**

Mr Cox invited questions from attendees. Mr D Stern, Edgecoombe Close asked when fibre broadband (FTTP) would be available across the estate. Mr Cox said he was told by installers recently that it would be between 2025-2026. *[Update - residents can check updates here: <https://www.openreach.com/fibre-checker>]*

Ms P O'Driscoll asked when SGN will remove the "Aug/Nov" signs in Warren Road. Mr Cox replied that the signs relate to works being carried out on Coombe Lane West and not on Warren Road, and that according to SGN, the council is responsible for removing the signs.

Mr Cox invited Cllr Ian George to address the members. Cllr George updated on a number of matters:

1. Kingston Hill speed limits. He said there is some confusion due to the lack of or poorly placed signage between the 20mph and 30mph areas. He added that the council/police are not currently enforcing the 20mph speed limit.
2. Planning. He noted that residents and MCRA had been successful in pushing back on The Rokeby School plans. He said the council is currently very slow in responding and in some cases, not even enforcing some of the council's decisions. He asked residents to be aware of the (at present, refused) plans for a property in Galsworth Road, to be developed into a large independent living facility.
3. Safer Neighbourhoods Cllr George said that Cllr Bass and he had created Coombe Hill Neighbourhood Watch signs and suggested one could be displayed on the estate.
4. Street Humps. With regards to the long delay getting these installed, he said the estate is not being singled out. There are long delays and problems across the borough and contractors - such as Glendale - are not being managed well enough.
5. He reminded members that he and Cllr Bass hold a monthly surgery at Warren House. *[More details on [www.mcraltd.com](http://www.mcraltd.com)]*

Mrs Patsalides, The Watergardens, asked if the Kingston Hill barrier could be manned throughout the day. Mr P Coia replied that it is difficult to man each gate throughout the day owing to the difficulty recruiting gatekeepers. He said that we do have two-three afternoon gatekeepers which enables us to man at least two gates, however, the recruitment process is challenging. He said that, for example, Godfrey (weekend gatekeeper), although an excellent addition to the team, is unfortunately having to leave MCRA in December owing to his difficult commute from South East London. He finished by requesting that if members have any contacts or know of staff that might be interested in

applying for a gatekeeper role, to contact him via the office: [office.mcra@gmail.com](mailto:office.mcra@gmail.com). Mr H Hadanat asked if electronic access through the barriers at the weekends might be an option. Mr Cox replied that although MCRA had discussed variations of this idea over several years, it was not feasible due to the 2008 High Court decision.

Ms K Allen asked if the relationship with the schools was now broken due to the level of staff parking along George Road. Mr Cox said that wasn't the case and the parking is very important however the appeal work was taking priority. He added once this decision had been made, the committee would begin work on getting time-restricted yellow lines (8.00-9.30am and 2.30-4.30pm) added and pressuring the council to enforce them. Ms P O'Driscoll added that Holy Cross, for example, has an excellent system for school parents dropping and collecting pupils, and that they do not have staff parking on George Road. She added that the parking and traffic problem is worsened by school years 3-8 at The Rokeby School being released at once. Ms K Allen added that the school coaches are too large for the roads and wondered if the schools could also remove their unsightly road cones during the weekends/school holidays. Dr Kane said that Mr P Greenhalgh can mention this as he had already started dialogue with the schools regarding the marketing banners, which the committee agreed make the estate look messy. Ms K Allen asked if the police should be asked to speak to The Rokeby School about the traffic and potential accidents. Ms P O'Driscoll said this was a good idea and Dr Kane said residents were invited to write comments in the appeal process.

There being no other business Mr Cox thanked Warren House and everyone for attending. The meeting was closed at 7.44pm.

*MCRA/AC/MINUTES/AGM2024*