

MCRA

Malden & Coombe
Residents' Association Limited

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

Coombe Wood Golf Club, George Road

at 7.00 pm on Wednesday 12 October 2022

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 Monday 10th October 2022.

AGENDA

Ordinary Resolutions

1. To approve the Minutes of the Annual General Meeting held on 13th October 2021.
2. To receive the Accounts for the year ended 30th June 2022.
3. To note the retirement and re-elect those wishing to stand again:
Mr R Cox
Mr P Coia
To note the resignation of the following Director:
Mr M Ashby
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 3. The Directors listed are retiring by rotation in accordance with the Articles of Association.

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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 13 th October 2021.		
Resolution 2	To receive the Accounts for the year ended 30th June 2022		
Resolution 3	To note the resignation of, and re-elect, Mr. R. Cox as a Director		
	To note the resignation of, and re-elect, Mr P. Coia as a Director		
Resolution 4	To receive the Report of the Directors		

SIGNED this day of 2022

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 by no later than 5pm on Monday 10th October.



DIRECTORS' REPORT - AGM 2022

We do hope that you have had a good Covid free summer and that all your plants have survived the drought. The estate has suffered with some quite large shrubs looking very brown. A good time to go straight to the ground maintenance issues.

Glendale

Very sadly the estate has looked awful for the past 9 months. Glendale took over from idverde last October without our knowledge. They have carried out virtually none of their scheduled tasks: out of an annual total of 46 visits - which they are meant to make to carry out grass cutting, scavenging, shrub maintenance and leaf clearing - just 4 had been completed by the end of August. As we pay from our Coombe Rate for this service, we have been extremely frustrated and will ensure that their usual annual payment (around £17K) is appropriately reduced. We now have contacts at Glendale with whom we walked round the estate, pointing out the work that needs to be done.

Various areas have tarmac that need repairing but in the last few months, thanks to a mild winter, very few potholes have appeared that need filling.

Pupil numbers at Holy Cross.

In 1992 the school had permission for 250 pupils. This number has risen over the last 10 years to 287. In addition, in 2021, the school applied for permission for a nursery to take 36 children from the age of three: this would have brought the number of children on site to 323. Thanks to huge help from Ian Albutt, a barrister living just outside the estate, we have been able to mount a challenge, resulting in the Council stipulating that pupils attending the school must be aged 4-11 years and the total pupil number to be limited to 278. The purpose of all of this was to try and limit the amount of traffic, particularly in George Rd and in the lower end of Warren Road, which has reached dangerous proportions at pupil delivery and collection times.

Rokeby

We plan to have more discussions with Rokeby regarding parking and traffic created by them. The school was intending to put CCTV cameras at strategic points to monitor vehicle movements, but this has yet to happen. In addition, we have asked that more small busses are available to take and collect pupils.

Finances

The Coombe Rate has once again caused issues. The bills sent to residents were initially incorrect. We are also concerned that one or two new houses have either not had their frontages assessed at all or it has been done incorrectly for payment purposes. This is being looked at in much more detail by us with RBK and we will update the next newsletter with our progress.

The Website

Amy Castle, who works tirelessly as our secretary, has continued to update and refresh the website with news and events and we think it looks really attractive. Please keep a regular eye on it so as not to miss out on events at the golf clubs and Warren House, as well as news on crime in the area. We hope you have also benefitted from the regular newsletter sent to your emails.

The Barrier and Gatekeepers

We have had a much better, and therefore cheaper, year as regards to the working of the barrier. In general, there have been no serious breakdowns and the remote controls are much more efficient. However, the decision was taken to ask cyclists to dismount to go past it as their increased numbers put undue strain on the equipment and caused them to fault.

Sadly we have had to say goodbye to Andrew Campbell who retired after 2 years, and Ali Islam who, although only with us for a short time, was excellent in the job.

We are delighted to welcome Martin Thomas who joined us a few months ago and looks after the gates including the Kingston Hill barrier in the afternoons. Also, Dwayne Ewart who has just joined us and works the weekend rota at Kingston Hill and Coombe Lane West.

Simon Thompson our senior gatekeeper has contributed a huge amount over the last year, helping Paul Coia and Amy manage the considerable number of changes. The recruitment process has been extremely time consuming for the 3 of them and we are most grateful to them for all their hard work.

Directors

Mike Ashby has sadly had to step down as a director as he is moving away from Kingston. We are most grateful for his help and wish him well for the future

John Coghlan from the Watergardens kindly agreed to join the committee earlier this year. We particularly needed a representative from that end of the estate.

Councillors

We were delighted that Rowena Bass and Ian George were re-elected to represent Coombe Hill again. They hold a 'surgery' at Warren House on the first Saturday morning of each month and you are encouraged to go along with any problems.



Dr Judy Kane & Rupert Cox
Co-chairs, MCRA