

# MALDEN & COOMBE RESIDENTS' ASSOCIATION LIMITED

Minutes of the Annual General Meeting  
held at Coombe Hill Golf Club, Golf Club Drive  
on Wednesday 14<sup>th</sup> October 2015

The meeting commenced at 7.35pm.

The Chairman opened the meeting by welcoming all those present.

Committee members present: Mr J Greaves, Chairman  
Mrs D Butler  
Mr R Cox  
Dr J Kane  
Mr J Tarrant

Apologies were received from Mr Jonathan Barr, Mr B Kinchin, Mr B Southcott, Mr R Fletcher, Mrs P Williams, Mr H Uhlig, Mrs Anne Morris

## **Ordinary Resolutions**

### ***1. To approve the Minutes of the Annual General Meeting held on 4<sup>th</sup> November 2014.***

The Chairman asked for any comments. There were none.

The Minutes were approved.

### ***2. To receive the Accounts for the year ending 30th June 2015.***

The Chairman asked for any comments. There were none.

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

The Chairman asked for any comments. There were none.

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

Mrs D Butler  
Mr B Southcott  
Mr R Fletcher  
Mr B Kinchin

The retirement of the above named Directors was duly noted.

### ***5. To note those Directors appointed during the year ending 30th June 2015 and eligible for re-election***

Mr J Barr  
Mr R Cox

### ***6. To re-elect those above named wishing to stand again.***

Mrs D Butler was proposed by Mr F Kahloon and seconded by Mrs D Butler.  
Mr B Southcott was proposed by Mr A Peck and seconded by Mr F Kahloon.  
Mr R Fletcher was proposed by Mrs A Peck and seconded by Mr J Tarrant.  
Mr J Barr was proposed by Mrs D Butler and seconded by Mr J Greaves.  
Mr R Cox was proposed by Dr J Kane and seconded by Mrs J Tarrant.  
All the above were elected to office by the meeting.

## **Other comments**

The Chairman invited any comments from the floor.

Ms Burkeman said that the parking situation in George Road by schools parents was appalling and was causing huge problems especially in Stoke Road. Parents were parking on yellow lined corners, were being verbally abusive and were parking on the verges making it impossible for emergency vehicles to gain access. The residents were finding it impossible to get out of their own houses during these times. The question of enforcement was raised and Mr Tarrant said that the question of enforcement had been raised at a recent meeting between MCRA and RBK. It was established then that parking tickets had been issued but acknowledged that more pressure needs to be brought to bear on RBK to do more. Mrs Peck said that the introduction of more yellow lines would simply lead to a displacement issue with cars simply finding other space. Mr Tarrant said that the introduction of yellow lines in George Road was to get rid of the cones used by the schools and had been introduced after full consultation with the schools and with their agreement. Mr Kahloon said that further meetings should be arranged with the schools to discuss further the parking problems in the light of the present situation. He said that the problems were worse when parents collect children in the afternoons. The Chairman agreed that a meeting with Rokeby School would be a good idea. Ms Burkeman commented that the situation was exacerbated by the fact that the School's transport was too expensive which promoted the increased incidence of parents driving their children to and from school. It was agreed that this would be well worth raising with Rokeby School. Mr Greenhalgh suggested that a powerful remedy to the parking problem would be to get RBK to send their camera car up on the Estate every other week in the afternoon. It was also suggested that the schools should lobby RBK to enforce the phased constraints that are now in place in George Road. Mr Kahloon said that a political approach through the RBK Councillors might be a good way forward. The Chairman said that residents could lobby the Councillors. Mr Peck said that he had been chasing RBK for enforcement measures but had got nowhere and said that RBK had even used the freedom of information as a reason. It was agreed that MCRA will lobby the Councillors regarding the question of enforcement. Mr Kahloon said that the flow of traffic would ease if parents emerging from Holy Cross School were instructed to turn left onto George Road when leaving. Mr Segundo suggested that photographing defaulting cars might yield results but the Chairman felt that it would not. Mr Taviner mentioned the recent attempts to introduce surprise patrols by the gatemen in Warren Road which resulted in those parking moving round into George Road. Mr Clark wanted to know what could be done regarding the increasing building development programmes on the Estate and the need to secure assurances that reinstatement works to Estate infrastructure was properly carried out. The Chairman said that great efforts had been made in dialogue with RBK to secure deposits from developing contractors so that any reinstatement works could and would be implemented. He said that traffic maintenance orders etc can be imposed but RBK never enforce them. Mr Tarrant said that MCRA have been active in trying to resolve the problem and drew attention to the recent MCRA/RBK meeting where damage had been occasioned to the footpath at the end of Warren Road, Kingston Hill end. RBK said that where damage is caused by a building site's operations they can request payment for reinstatement regardless of whether a deposit has been taken and would do so in that instance. Mr Greenhalgh said that objections can be made in respect of developing contractors and their operations prior to completion of their works and all objections must be signed off before any thoughts of sale can proceed. Mr Clark highlighted the need for a half yearly newsletter to promote MCRA's profile and keep them in the minds of the residents. He felt that such an action would raise interest in the Estate at large as well as motivating more members to attend the AGM. The Chairman said that efforts were being made to facilitate communications with residents and that requests had recently been made to residents to supply their email addresses. Suggestions were also made to reintroduce the drinks party experiment which would bring people together. Mr Kahloon asked what the cost of parking permits. Mr Taviner said that barrier costs were met through the Coombe Rate as a result of the judgment handed down in the High Court over the proposed automatic barrier. Mr Peck expressed thanks to The Chairman and Mr Taviner for their work during the year but in particular thanked Mr Tarrant for the time spent in sorting out access/egress issues regarding The Well House redevelopment. The Chairman and Mr Tarrant said that they had recently been vigorously chasing RBK to attend to the many potholes in the carriageways estate wide. The Chairman said that he had recently been asked by RBK if MCRA might want to consider increasing their Annual budget requirement in respect of carriageway works repairs including kerbing and verges. In answer to a question as to why the upper part of Warren Road has not been resurfaced The Chairman said that a decision had been taken to delay the same in part because the general condition in that area is still adjudged to be in good condition and also to delay what will be expensive. Mr Greenhalgh asked whether the Estate benefits from the Community Infrastructure levy charge to which the Chairman said no. Ms Burkeman observed that the carriageways get disproportionate wear and tear from the schools traffic as opposed to that by residents. The Chairman asked the meeting if he should reply saying that the carriageway budget should be increased. The Chairman said that it was possible to seek an increase in frontage charges. Mr Compton queried whether the schools' Coombe Rate contributions was fair. The Chairman said the schools are frontagers and are charged on that basis. Mr Compton stressed the need to remain vigilant with regard to the presence of the processionary moth and said that infestation is now out of control in Richmond Park. There have been no reported outbreaks on the Estate.

Mr Segundo expressed appreciation on behalf of the Estate for the committee's continuing work.

There being no other business the Chairman thanked everyone for coming.

The meeting closed at 8.45pm.