

# MALDEN & COOMBE RESIDENTS' ASSOCIATION LIMITED

Minutes of the Annual General Meeting  
held at Warren House, Warren Road  
on Thursday 8<sup>th</sup> November 2018

The meeting commenced at 7.40pm.

The Chairman opened the meeting by welcoming all those present.

Committee members present: Mr J Greaves (Chairman),  
Mr M Ashby  
Mr R Cox,  
Mr P Greenhalgh  
Dr J Kane,  
Mrs P Williams  
Mr B Southcott

Apologies: Mr J Barr, Mr B Boase, Mrs E Brenninkmeijer, Mr P & Mrs D Butler, Mr P Coia, Mr R Fletcher, Mr B Kinchin, Mr & Mrs I McGrath, Mr H Uhlig, Mr J & Mrs J Tarrant

## Ordinary Resolutions

### **1. To approve the Minutes of the Annual General Meeting held on 6<sup>th</sup> November 2017.**

The Chairman asked for any comments. There were none.

The Minutes were approved.

### **2. To receive the Accounts for the year ending 30th June 2018.**

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:**

Dr J Kane,  
Mr R Fletcher  
Mr J Tarrant

The retirement of the above named Directors was duly noted.

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

Dr J Kane was proposed by Mr A Peck and seconded by Mrs A Morris.  
Mr R Fletcher was proposed by Mr J Greaves and seconded by Mr B Southcott.  
Mr J Tarrant was proposed by Mr P Greenhalgh and seconded by Dr J Kane.

All the above were elected to office by the meeting.

### **6. To note those Directors appointed during the year ending 30<sup>th</sup> June 2018 and eligible for re-election**

Mr M Ashby who joined the Board on 13<sup>th</sup> March 2018 was proposed by Mr P Greenhalgh and seconded by Mr R Cox.

## **Other comments**

The Chairman invited any comments from the floor and presaged the invitation by stating that he had decided to retire as Chairman after more than 8 years of office but had agreed to remain as a serving Director on the Board. He was pleased to announce that Dr J Kane and Mr R Cox had agreed to become co-chairpersons going forward. The change to take effect after the meeting.

Concern was voiced generally regarding security of the Estate in the wake of the increase of burglaries that have taken place in recent months. Mr Greaves said that some heartening news had been received earlier in the day that the promised CCTV installations scheduled to be installed at the Kingston Hill ends of George Road and Warren Road would be in-situ before Christmas. Questions were raised as to whether any monitoring of crime on the Estate was exercised. It was explained that none was carried out because crime statistics are freely available upon request from the community police. Those wishing to enquire can find the police contact details on the MCRA web site. The Community Police do hold information meetings from time to time and Mr Peck said that it would be useful if information was posted on the MCRA web site. Meetings in conjunction with the Neighbourhood Watch Scheme also prove to be a source of information and advice on security measures. Cllr Rowena Bass said that there were some events imminent especially on 28<sup>th</sup> November when a North Kingston Crime & Safety meeting would be held hosted by Zac Goldsmith.

Mr D Clark repeated his concerns made in the previous year with regard to the introduction of yellow lines at the Warren Road corner junction with Kingston Hill. He said that yellow lines were necessary to suppress the excessive parking at such a narrow entrance to the Estate which made manoeuvring of traffic well nigh impossible. Mr Greaves said that the introduction of yellow lines would only serve to push parked cars further into the Estate. After further discussion it was acknowledged that there were safety issues at stake which need to be reviewed and that yellow lines at the corners might need to be revisited.

Mr Lewis asked whether it would be possible to publish names of residents who do not pay the requested annual contribution to MCRA. It is not possible due to Data Protection. A question was raised as to how many actually refused to pay. It was reported that approximately 2/3rds of residents do pay. Mr Greenhalgh asked if it was possible to obtain a contribution from all residents via the Coombe Rate mechanism. Mr Greaves said that it was not possible because a voluntary contribution cannot be imposed. It was asked if all institutions pay a contribution and the meeting was informed that all pay except Unilever. Mr Peck asked Mr Taviner to furnish him with details of the contribution criteria so that he could make a personal petition to Unilever on behalf of MCRA. Mr Peck's offer was received with thanks. Mr Taviner reiterated the continuing situation regarding the confusion that exists in some residents' minds that the contribution related somehow to the issue of windscreen permits. He then explained that contributions are solely in respect of MCRA's need to generate income so that it can meet the actual costs of running the Association. He also explained the action taken by MCRA to restrict the dissemination of permits to prevent some getting into the wrong hands which had caused some bad issues at the barrier exercised by those asserting rights of entry which were false.

Mr Compton reiterated his concerns regarding the Oak Processionary moth invasion. Mr Taviner said that MCRA had met with RBK on the Estate who had examined the trees in their care on the scheduled roads of the Estate. They had come to the decision that whilst some nests were in evidence they were few and that due to the fact that pupation had already taken place they would delay any treatments until the Spring. Mr Taviner reminded the meeting that Oak trees on residents' land was not the responsibility of RBK and their wise stewardship was needed in employing their own contractors to eradicate any nests thereon.

Concerns were registered concerning damage to cars/property from golf balls that had missed their target. Mr Greaves said that it was up to individuals to make their own claim against the relevant golf club. Additional concerns were raised regarding the green keepers of Coombe Wood Golf Club making early starts as early as 5.45am to commence their mowing operations. Mr Peck said he would investigate the club's lease restrictions with special regard to any operational timing restrictions.

Mr Lewis asked whether the proposed mosque originally planned at Corinth House is still an issue. Mr Greaves said that it did not remain an issue of concern and the longer time goes on the 3 year time limit on planning proposals will be exhausted.

Mr Borkmann raised the concerns of his neighbours in Ballard Close regarding the redevelopment of Pandora House on the corner at the junction with Warren Road adjacent to the barrier. He said they are having a huge problem with site traffic and the Close has been closed by heavy machinery and residents could not get out. The site manager has said he can do nothing and it will continue till the end of February as, otherwise, he will have to block Warren Road instead. It has been pointed out that the house has a Warren Road address and therefore the owner has no rights to use Ballard Close, but the site manager says the owner will simply get lawyers involved. In addition the situation is exacerbated by Coombe Hill Junior/Infants Schools parents parking illegally in the Close and along Warren Road. The net effect is becoming unbearable. Mr Greaves said that there was increasing concern over the lack of discipline by development companies who were failing to go about their operations in an orderly and decent manner. They appear to be a law unto themselves without regard for the residents. Concerns were raised as to whether enforcement of any restrictions imposed on developers were being exercised. The residents of Ballard Close could get a petition together signed by them all and presented to RBK regarding the developers responsibilities towards Ballard Close which is a private road being affected by a Warren Road (scheduled road) development. Mr Taviner said that he would pen a letter to the head teachers of the Coombe Hill Schools regarding their parents parking on the Estate. Notwithstanding it was agreed that the development is causing congestion in a wider sense with all residents coming in/leaving the Estate suffering navigation problems caused by the congestion of site staff vehicles/delivery vehicles etc.

It was agreed that traffic flow problems that existed in George Road have eased since the introduction of double yellow lines at the corners of the Warren/George Roads junction and the extension of those lines outside Wych Hill. MCRA have met with the schools recently to discuss further measures but it is now generally acknowledged that all that can be done has been done.

Cllr Rowena Bass said that residents should be aware that the Councillors are always ready to help where they can. If there are any Estate problems that are becoming difficult to resolve then residents should contact them with information. The Coombe Hill councillors hold an advice surgery on the first Saturday of every month at the Kingston Lodge Hotel which residents are welcome to attend and should arrive between 10am and 11am.

Mr Peck said that the property known as The Well House which is off-estate in George Road next to the Kingston Lodge Hotel is going to be a big problem. He urged that any resident on the Estate should not hesitate to harangue the site manager to carry out his obligations to minimise fuss, inconvenience, maintain clear and unobstructed access off Kingston Hill onto George Road etc. Mr Peck was thanked for his continued vigilance and efforts thus far and going forward.

Dr Judy Kane expressed the gratitude of everyone present for the hard work exercised by Mr Justin Greaves over a period of 8 years in his capacity of Chairman and everyone present showed their appreciation in the normal way. Mr Greaves wished Dr Judy Kane and Mr Rupert Cox every success in their new role as co-chairs.

The Chairman recorded grateful thanks to Warren House for the use of their premises and invited all to share hospitality in the adjoining ante-room.

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