

Welcome to a long overdue newsletter from your Residents Association.

The Association

Some of you, perhaps recently moved on to our Estate, may not even know that you have a Residents' Association. The MCRA is a Limited Company constituted as a non-profit making entity and currently represented by 11 Committee Members drawn from

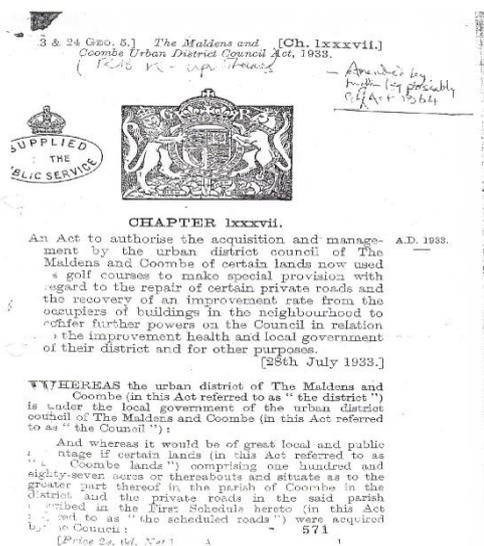


different parts of the Estate. We meet approximately 6 times a year and have an Annual General Meeting usually held in late October or early November each year. The Committee members are all Directors of the company and their time is given on a completely voluntary and unpaid basis. All Household owners or tenants for 3 years or more are automatically entitled to become Members of the Association. Our work is ably assisted by a Secretary, Mr Michael Taviner, who is paid for the work that he does. Much of his work is to maintain the database of Members and if you have not already done so it would be appreciated if you would provide him with your email address to facilitate future Estate communications. A Membership application form can be downloaded from the website.

The Association is financed entirely by

voluntary contributions from the Residents and once a year we invite all Households to pay a small subscription to cover our operating expenses. In 2016/17 this was £25 and of a total of over 280 households, 80 have so far not contributed this year. As a result, the Association has been operating at an annual loss which has been financed from our limited reserves. For more info please see www.mcraltd.com

Some Background Information



The Coombe Estate has an unusual constitution. The administration and maintenance of the Estate is governed by an ancient Act of Parliament known as the Maldens & Coombe Urban District Council Act, 1933. Broadly this act gave responsibility for the upkeep and control of the Estate roads, footpaths and verges to Kingston Council and so most of our work involves communicating with various officers of RBK to see that the requisite works are carried out effectively, when needed. The other main function is to administer and control the operation of the entrance barrier in Warren Road and the employment of the Gatekeepers. The cost of all this is paid for by RBK in the first instance and recouped by them in an extra Estate charge called the 'Coombe Rate'.

Our Gatekeepers

In the face of often unpleasant and abusive behaviour by a small number of users of our roads our Gatekeepers do a sterling job in helping to regulate access to the Estate by unauthorised vehicles. After 9 years of service, Barry Flynn has decided to retire permanently this time and we wish him well for the future. We welcome his replacement, Norman Williams who is coming out of retirement to join Barry Rouse, Gerry Hastings and Paul Wood in the team of four.

Barry Rouse



Paul Wood



Norman Williams



Gerry Hastings



CCTV and Security

There has been an operative CCTV system at the barrier for some years but this has been found to be severely lacking when quality images have been needed after one or two recent incidents at the barrier. It has been a long time coming but new equipment has now been installed which will enable us to retrieve high quality images including vehicle number plates if the information is needed by the Police in the event of any incident at the barrier or elsewhere on the Estate. If the proving period is successful we intend to roll this out to the other entrances on the Estate to provide added security for all our Residents.



A month or two back there was a series of burglaries on our Estate and in surrounding areas. It appears that there were one or two teams of burglars who were targeting our area but who have now moved on to pastures new. One of our Residents who was particularly animated by the recent burglaries helped to organise a Safer Neighbourhoods Meeting held at the Coombe Hill Golf Club on 28th March to which over 60 Householders attended. We received valuable advice from PC Simon Stamp and many attendees signed up to the Safer Neighbourhood Scheme, there and then. If you would like to join the scheme please contact Coombe.Hill.snt@met.police.uk or contact Valeri Cox on 020 8721 2804.

STOP PRESS A few days ago there was another attempted burglary in High Coombe Place at about 9.30 pm, thwarted by an active alarm system, so please be vigilant.

New Developments



There are times when it seems that there is a new house being built on almost every corner. Inevitably this will be an ongoing aspect of life in such a desirable suburb. The MCRA does monitor all new planning applications but does not necessarily make representations to RBK on each application. There are, however, times when the MCRA does object or make representations when it feels appropriate, usually regarding access arrangements, overdevelopment of the site, or environmental issues. Our particular concern is to prevail upon the Council to see that damage to the carriageways and footpaths is limited and that if it does occur that the Developer is asked to pay for it to be remedied. Developers' deposits are requested by RBK to cover the possible costs involved. The carriageways on the Estate are fragile and were not designed for the huge heavily loaded vehicles usually needed for modern construction projects.

Peace and Tranquillity



One of the great pleasures of living on our Estate is the leafy, clean and blissfully quiet environment that we enjoy most of the time. Surrounded by two beautiful golf courses with majestic oak trees and most of our homes with beautiful private gardens we are blessed with the best of the Surrey countryside whilst living only a mile or two from the hubbub of central London. However, all this becomes seriously challenged when just as you are setting up the garden furniture to read the weekend papers the horrendous roar of your neighbour's leaf blower or petrol mower bursts into life, shattering your dream of a peaceful half hour or so in the sun. Please have respect for your neighbours and confine your Gardeners' noisy activities to working hours on weekdays or Saturday mornings.

Ongoing projects

We continue to lobby RBK to improve the standard of maintenance generally across all parts of the Estate. In particular, we are pressing to see an improvement in the maintenance, scavenging and weed control to the verges in Warren Cutting and Edgcombe Place. Further work to repair carriageway potholes and surface degradation is needed urgently.

A manually operated barrier is planned for the Kingston Hill end of Warren Road to assist the control of traffic when this entrance is manned by our gatekeepers.

Completion of the intermittent kerbstones installed to the grass verges in Golf Club Drive and steel post protection for the barrier mechanisms.

Some useful contacts

MCRA Secretary Mick Tavinier - 07974 635567 micktavinier@blueyonder.co.uk

MCRA Chairman Justin Greaves - 07973 208288 justgrea@btopenworld.com

Website: www.mcraltd.com