

ALEXANDRA RESIDENTS' ASSOCIATION
ANNUAL GENERAL MEETING

SATURDAY 15TH SEPTEMBER 2017
ALEXANDRA PUBLIC HOUSE, PARISH LANE
MINUTES

1 WELCOME & INTRODUCTION (TIM WALBY)

Apologies were received from Adrian and Franco (Victor Road) and current committee members Joel White (Treasurer), Suzie Riddell (Social Secretary), Goli Whittaker (former Secretary and Neighbourhood Watch), and Bruce Tozer (Shed).

Tim Walby (standing down from the committee) offered to chair the meeting and introduced **Neil Coe (Conservation/APCA)** and **Linda Power (Road Rep/Retired Residents Group)**.

2 APPROVAL OF MINUTES OF 2016 (TIM WALBY)

It was agreed that they were good minutes of the last AGM and a true record, and were **Approved** by Lilian (Princes Road) and seconded by Owen (Edward Road).

3 CHAIRMAN'S REPORT (TIM WALBY)

- Tim explained that the Alexandra Resident's Association committee consisted of himself (standing down as Chairman), Neil Coe (Planning and Conservation/APCA representative), Linda (Road Representative) Goli Whittaker (former Secretary and Neighbourhood Watch who had other commitments abroad) Joel White (standing down as Treasurer), Suzie (social Secretary) and Bruce Tozer (Shed).
- The Association were therefore looking for the key roles of Chairman, Treasurer and Secretary to be able to continue.
- The resident's association dated back to 1959 and had previously occasions where it might fold, and new ideas and energy were needed to continue.
- The Association had made considerable successes over the years and created a wonderful community spirit, as more recently demonstrated by the raising of funds for heritage street-lighting and the largest Open Gardens ever.

4 TREASURER'S REPORT INCLUDING ANNUAL ACCOUNTS (TIM WALBY)

- Tim advised that the annual accounts had been prepared and sent to the auditors, Kay and Dan, who have requested further information to sign them off.
- It was regrettable that the annual account could not be approved at this AGM, although there has been very little movement in funds, and it was proposed to hold a Special Meeting for them to be passed. It was suggested that this could coincided with a social event.
- **Motion** to hold a Special Meeting in the coming months was proposed by Linda Power and seconded by Lilian Mountjoy.

5 NEIGHBOURHOOD WATCH REPORT (TIM WALBY)

- The Neighbourhood Watch role had become vacant but Tim explained about changes to the Bromley wide organisation, and the Association was seeking a representative to continue this useful function.
- Tim explained the Smart Water system to mark personal items with an ultra violet code, to aid with recovery of stolen or lost items, and that there is still an offer available. Owen enquired how to join the scheme and this involved registration.

6 ADVISORY PANEL ON CONSERVATION AREAS REPORT (NEIL COE)

- The last year had generally been both positive and negative for conservation matters.
- The continuation of residents reinstated original opening sizes and installed sash windows, removing render and restoring brickwork, and redecorating rendered walls in cream (rather than brilliant white) had helps improve the streetscape and the character of the cottages.
- The Advisory Panel on Conservation Areas had visited the Alexandra Cottages and shared the concern over large rear extensions and particularly where they extend to the side and up to the boundary.
- The supplementary planning guidance for the Alexandra Cottages Conservation Area was felt to be weak in respect of side extensions, and it had been suggested that a design guide was needed to achieve a sensible balance of improving facilities whilst preserving and enhancing the character and appearance of the Conservation Area.
- There was continued concern that the supplementary planning guidance, which is very good, is not been followed by applicants or their architect/designers and that the Council is not following it or enforcing the guidance.
- Lilian raised concern over side extensions and the terracing effect it can cause.
- Neil explained that due to the different types of cottages, the 2 bed cottages typically had the bathroom downstairs to the rear, and the 3 bed cottages had the option to have the bathroom upstairs (in the middle bedroom) so tended to need a smaller extension to the rear. There was a case for the smaller 2 bed cottages to have a slightly larger extension to the rear and to project to the side by a modest amount to be able to improve facilities. But these should be located to the back of the main house to retain the special quality of the original cottages and to avoid a detrimental terracing effect.
- There had also been concern over the condition of Grade II Listed Penge East Station and footbridge, which Network Rail have neglected for almost 10 years and the number of unauthorised alterations by Southeastern with the loss of original fabric and/or its concealment with overlarge/duplicate signage and unplanned routes for cables, conduits and trucking. The matter had been taken up with the LBB Conservation Office, but not response had been forthcoming from Network Rail or Southeastern.

7 SOCIAL EVENTS (TIM WALBY)

- Suzie had suggested a 'Swing Night' and was keen to organise. 60-70 were needed to make it viable with professional dance coaches to lead the music and dancing.
- Suggestions had been made for a Christmas Carol procession.
- The Meet the Neighbours had been successful and it was proposed to have another in the Spring. John from the Garden Centre had been very supportive.

- It was agreed that a sub-committee should be formed to help organise social events, and that many hands make light work. Volunteers for one or more events would be most welcome.
- Open Gardens, which is held every two years for residents and their family and friends, had been a huge success, with 21 gardens opened this year, compared with 14 previously. The event raised money for charity and the weather was great, and helped by plants from the Garden Centre. It was felt to be a very social event including bring and share buffet. Thanks were particularly due to Franco and Anna.
- Franco and Adrian were promoting a Panto due to be held on 6th January, and Barbara advised that rehearsals were tomorrow at the Crooked Billet with afternoon tea. Details were on the website.

8 STATUS OF THE ALEXANDRA RESIDENT'S ASSOCIATION SHED (TIM WALBY)

- Last year the legal status of the shed had been informally discussed. It was proposed to put it on a firmer footing and a working party was set up.
- The situation is complex with the shed land in the ownership of the Trustee's for the Alexandra Resident's Association at the date of transfer.
- The land is theoretically valuable as it backs onto the gardens of Lennard Road but would be too small and narrow for a dwelling, and is limited to continued use by the Resident's Association.
- The present Resident's Association effectively have 'squatter's rights' as it has been in continuous use by them for the last 12 years and could apply to the Land Registry to ratify the ownership. We need to be using the land and promoting health, and it was opened up for Open Gardens.
- The options include Held under Trust, which is more secure (and similar to the original arrangement) or Registered, which is paid for and more cumbersome.
- Andy was concerned the shed land was vulnerable to development, and that the Council were under funded, to be able to object, and there had been overdevelopment in Moorland Road behind.
- Joel had looked into legal advice and would see if other residents could assist. Fee advise of 1hr on a Copyright issue had been obtained and we may be able to use same specialist.
- Ideas for use included a bee aviary, orchard, or nursery.
- It was suggested that a sub-committee was formed to investigate these matters further.
- The land had been cleared with the efforts of Steve, with thanks, and two quotes were being sought to prune the overhanging trees.

9 CALL FOR NEW COMMITTEE MEMBERS (specifically looking for a new CHAIRMAN, SECRETARY & TREASURER) AND APPOINTMENT OF COMMITTEE (TIM WALBY)

- Proposed changes to Committee:
 - Joel White, standing down as Treasurer and remaining on Committee.
 - Tim Walby, standing down from the Committee
 - Goli Wittaker standing down from the Committee
- Five current committee members standing for re-election: Linda Power, Neil Coe, Joel White, Suzie, and Bruce Tozer.
- **Motion** that these five members are all re-elected: **Proposed by Owen & Gill and seconded by Graham.**
- Graham Taylor Russell volunteered to join the Committee and welcomed.
- Anne volunteered to co-opt onto the sub-committee for the Swing Night and welcomed.

- Tim highlighted that we now have some key roles on the Committee that need to be filled (particularly Treasurer, Chairman and Secretary) and called for volunteers from membership. Representatives from Harding Lane and Princes would be particularly welcome to give a good spread across the estate.

10 ELECTION OF AUDITORS

- Thanks were given to previous auditors Diane and Kay Fuller.
- The new auditors for 2018/19 and 2019/20 to put their name forward were Owen Moore and Peter Dunn. **Proposed by Neil and seconded by Gill**

11 ANY OTHER BUSINESS

Matters discussed under any other business included: -

- Shed tidying, equipment and inventory, new items to hire.
- Food left out.
- Gardening Club – 2 yrs. Alex Group (monthly), communal gardening (over 70-80's), leaflet younger volunteers, thanks to Adrian and Franco for tending planters, concern of overgrown shrubs to garages, possible interest or contacts Casper (Hardings Lane) and Ali (Albert).
- Website – Yellow pages, request update, new committee.
- Welcome Park – 10 years ago – Out of date.
- Committee meetings – 6 per year, option make more public, suggested 4 plus resident's meetings, possibly at the Garden Centre.
- Closed Facebook group – good way to stay in touch.
- Book – Hire (Jane).