

ALEXANDRA RESIDENTS' ASSOCIATION
ANNUAL GENERAL MEETING DRAFT MINUTES
SUNDAY 8TH SEPTEMBER 2019
GOLDSMITHS ARMS

1 INTRODUCTION AND WELCOME FROM THE CHAIR

Graham Taylor-Russell, as Chair, welcomed those in attendance and introduced the current committee members; Neil Coe (Vice Chair/Conservation), Dominic Rathbone (Victor Road Rep and Shed (Management), Chris Purcell (Edward Road Rep), Debz Taylor-Russell (Committee Secretary and Princes Road Rep) and Barbara Winter (Social Secretary and Hardings Lane Rep).

2 APOLOGIES

Apologies were received from Laura Walker (Treasurer, stepping down), Emma Dickson (Albert Road Rep), Peter Lindford (current auditor), Robin Middleton and Nigel Peet.

3 MINUTES OF THE LAST AGM HELD ON 29th September 2018

The minutes of the last AGM were tabled and agreed as a good and true record, and were therefore proposed for approval by the Chair and seconded by Jane Ching.

4 CHAIR'S REPORT

Graham thanked all members of the committee, the Open Gardens team, Joseph from the Alexandra public house, John from the Alexandra Nurseries and Franco Picco (Website admin) for all their hard work and continued support over the past year.

Graham then updated attendees in regards to outstanding concerns and actions raised at last year's AGM.

- Bromley had been approached on a number of occasions about the Parish Lane speeding, vibration and noisy drain covers. However, they did not appear to be very obliging, even taking into account the recent accident near the nurseries and although the drains had been reset a couple of times they still clatter with each vehicle passing over them. Graham agreed that the committee would continue to raise these issues with Bromley.
- The very large overhanging hedges on Edward Rd/Parish Lane did appear to be being better maintained, since their Dulwich College owners had been informed.
- Missing street light dimmer panels in Victor Road were still proving to be an issue, Graham would raise via 'Fix My Street'
- Dominic was dealing directly with the relevant tenant and Clarion Housing Association in respect of the very large Cypress trees backing on to Victor Road gardens.
- Robin Middleton would continue to liaise with the relevant officer at Bromley Council re the possibility of trees being planted in the alley way area.

5 UPDATE ON FINANCIAL MATTERS INCLUDING THE ANNUAL STATEMENT OF ACCOUNTS

Graham explained that due to a late change of Treasurer last year there had been no 2017-18 report available. With this year's Treasurer now also standing down, Graham himself had reviewed transactions in the accounts and had produced a balance statement for both years which was presented to the meeting for comment. The full documentation was now with Peter Lindford our current auditor. It was hoped that Peter would be able to sign them off in time to be included in the AGM minutes.

Jane Ching expressed concern about the amount of money being held as a surplus, especially with the current sub collection being added to it. Graham explained that it might be needed to cover our insurance policy, possible issues with trees and the general Shed upkeep. It was hoped in future though that it could also be used for some more community projects.

6 LEGAL STATUS

Dominic explained that our current status was unincorporated which had two significant drawbacks; it increased the possibility of liability for individual committee members (though this was mitigated by our insurance policy) but also in potential difficulties in respect of asserting legal rights to The Shed and associated land. Issues could therefore arise if the association were minded to undertake any remedial work there. While various options were available to better safeguard us including setting up as a Limited Company, Co-Op or Charity Dominic felt that the best option would be as a Community Interest Company (CIC), which is relatively light on regulation while giving clarity to the legal status.

It would involve costs to cover legal help for setting up, an annual audit of accounts and a £1 liability for each committee member but it would make dealing with the legality of The Shed and its future much easier.

Jane Ching raised the question of asbestos in The Shed, what would happen if we need to undertake work and disturb it? Graham and Dominic both responded that these are significant risks if the roof is disturbed but this is not currently envisaged.

The general consensus was that it was a good idea to continue investigating CIC. If any changes are recommended to the status of the association there will be an extraordinary general meeting if the timing does not fit with an AGM

7 SOCIAL EVENTS

a) Summary of activities in 2018/19

Graham thanked everyone for their support with the social events having taken place so far this year; Christmas Carol Procession, Music Extravaganza, Meet the Neighbours and Open Gardens. He also asked that as many people as possible attend the Summer BBQ, taking place in Victor Road after the AGM.

b) Events planned for 2019/20; members suggestions and opportunities for involvement

Barbara invited more people to join the ARA Music Group and canvassed interest in a series of 'Show & Tell' sessions. These would be talks headed up by people with subjects that may

be of interest (local or otherwise) to their neighbours, perhaps to be held in the Goldsmiths Function Room.

Graham suggested we continue with the 'Meet the Neighbours' social event(s), possibly at the Nurseries and Barbara said that it was hoped that the traditional Christmas Carol Procession would also take place. It was also suggested that we undertake another 'Taste of the Cottages' event in the summer next year, so allowing time to organise it all.

Members of the Alexander Friday Group (last Friday of the month) asked to be better publicised. Graham said he would ensure that they were mentioned in any News Letter and on the ARA Website. Jenny Czezowski offered to help with any social events.

8 NOMINATIONS FOR THE COMMITTEE 2019/20

Graham explained that the committee was currently short of a Treasurer and could take two more members in total. Jenny Czezowski and Adrian Rotheray both volunteered and were seconded.

9 PLANNING AND CONSERVATION AREA UPDATE

Neil explained his role on the committee and how he tries to relate to neighbours, offering guidance, both before and after planning applications are submitted but he is aware that this is not always welcomed.

There were general queries about the allowance of white plastic windows, assorted woodwork paint colours and interiors being knocked through. Neil responded that window replacements should really be cleared with Bromley, paintwork is conservation recommendation only, not legally binding. However, party wall work is a legal matter not ARA and is likely to require an agreement between adjoining properties in addition to any planning permissions.

Jane Ching again raised the issue of Thames Water meter instalment. Is it still possible or should residents be qualifying for lower water rates if not? Graham agreed to readdress it with the company.

Neil reported that Network Rail were having to resubmit their planning application for work at Penge East station, to be more in keeping and using more appropriate materials etc.

10 MEMBERS' CONCERNS/MATTERS FOR DISCUSSION

Victor Road: There were grievances about people causing obstruction by parking in the turning bay. It was asked if we could approach Bromley to have double yellow lines installed or at least some polite notices.

Edward Road: There were concerns about an apparently abandoned motorbike which has already been reported to Bromley and Fix My Street with no response because it may be MOTd. Also, there is a vehicle (not MOTd) that occasionally moves but doesn't seem to belong to any resident and may be neighbours have become suspicious when noting occupants in it late at night. They have requested that the vehicle be reported by the ARA rather than cause any risk to an individual.

Victor Road and Albert Road: Drainage grills on Parish Lane still creating noise, need resetting yet again.

There was also a general concern about large vehicles mounting the narrow pavements and speeding vehicles in all of the cottage estate streets. Would it be possible to request from Bromley sleeping policemen and or speed signs?

11 ANY OTHER BUSINESS

N/A