

**ALEXANDRA RESIDENTS' ASSOCIATION**  
**ANNUAL GENERAL MEETING**

**7.30PM THURSDAY 15<sup>TH</sup> SEPTEMBER 2016**  
**HOLY TRINITY CHURCH, LENNARD ROAD**  
**MINUTES**

**1 WELCOME & INTRODUCTION (CHAIRMAN, TIM WALBY)**

All members **the outgoing Committee (Tim Walby (Chairman), Helen Miller (Secretary), Naomi Martin (Treasurer), Neil Coe (Conservation/APCA), Goli Whittaker (Neighbourhood Watch), Linda Power (Retired Residents Group) and Bruce Tozer** introduced themselves.

**2 APPROVAL OF MINUTES OF 2015 (CHAIRMAN, TIM WALBY)**

**Approved** by show of hands.

**3 CHAIRMAN'S REPORT (CHAIRMAN, TIM WALBY)**

Tim discussed the various activities of the Association, including:

- Retired residents group: meets regularly and also includes a group which cleans the street and contributes to the maintenance of plant boxes;
- Street lighting: Tim thanked residents who raised the necessary funds. Enormously generous contribution from residents and the organisation of the committee and interested members prevented the council from installing modern lighting in favour of heritage lighting;
- Street Party: a great success thanks to the efforts of members of the Committee but more importantly to the hard work and enthusiasm of members who helped clean the street and brought generous food contributions;
- Christmas Panto: very well attended and raised significant donations.
- Tim flagged that there are financial and practical limitations to what the Association can do in the area, but that within these constraints the Committee and members have delivered significant contributions to the community through events and efforts to maintain the beauty of the Conservation Area.
- On that note the Chairman invited Adrian Rotheray to give an update on the upcoming performance of the 'Alexandra Cottages Players': Percy Pickle and the Mystery of the Missing Cucumber. This is a Victorian whodunit to celebrate the 150<sup>th</sup> anniversary of the cottages. It will be on the 8<sup>th</sup> October. Please book tickets by Thursday 22<sup>nd</sup> September by responding to the slip through your letterbox or emailing [missingcucumber@gmail.com](mailto:missingcucumber@gmail.com)].

**4 TREASURER'S REPORT INCLUDING ANNUAL ACCOUNTS (TREASURER, NAOMI MARTIN)**

- Naomi talked through a written report of the 2015/16 annual accounts (annexed). She explained that independent examiners of the accounts (Diane Fuller and Elaine Fuller) were elected last year for a period of two years. The Independent Examiners have reviewed the financial statement for 2015/16 and accepted them as an accurate record of accounts.
- Members suggested that the independent examiners of the accounts should in future (following the 2-year tenure of the current examiner) not be related. A member called Owen (Surname?) offered to act as one of the examiners for financial year 2017/18.

- Naomi flagged that the association is still in the process of collecting subscriptions for 2016/17 from members.
- **Motion** to approve 2015/16 accounts proposed and passed.

## 5 NEIGHBOURHOOD WATCH REPORT (GOLI WHITTAKER)

- The Neighbourhood Watch Representative explained that the role primarily entails engaging with the Penge and Cator Safer Neighbourhood Team and attending their meetings. The priorities of the team are 1) Faith engagement, 2) Responding to Anti-social behaviour and 3) motor vehicle crime. The team are also focussed on dealing with doorstep crime.
- There has been a significant drop in burglaries in Penge, partly because the police's METRACE teams have been distributing Smartwater as part of a 4 year roll out which will cover the whole borough, although the Alexandra Cottages area is not yet covered it will be within the next couple of years. In the meantime if residents would like to purchase Smartwater through the Association they can do so.
- Theft from motor vehicles is decreasing but if you have **someone working on your home** tell them to lock their vehicle. Mopeds and quad bikes are a nuisance. The Borough Commander is considering putting more police officers on bikes to deal with the problem. All residents are very welcome to come to the regular Ward Panel Meetings and other events. The timetable and venue for these is below:
  - Saturday 24th September 2016 : Drop in Surgery Penge SNT Base Copperfield House Charles Dickens Terrace Maple Road SE20 8RE 11:00 - 12:00
  - Sunday 2nd October 2016 : Drop in Surgery Penge SNT Base Copperfield House Charles Dickens Terrace Maple Road SE20 8RE 12:00 - 13:00
  - Next Ward Panel is on Wednesday 19th October 2016 at 1900 hours in Burmarsh Court Manston Close Croydon Road SE20 7SQ

## 6 ADVISORY PANEL ON CONSERVATION AREAS REPORT (NEIL COE)

- The last year had generally been positive for conservation matters. The installation of heritage style street-lighting had been a great achievement with the support and generosity of the residents, and helped to identify the conservation area and contribute further towards its distinctive character.
- A number of residents had reinstated original opening sizes and installed sash windows, which is expensive, but makes a significant improvement to the appearance of the cottages. Residents had also been removing render and restoring brickwork, with notable success, and redecorating rendered walls in cream (rather than brilliant white) which blends into the streetscape much better.
- However, there had been a number of planning and conservation concerns, from both the residents and the independent Advisory Panel on Conservation Areas, particularly relating to larger rear extensions and whether they can extend to the side and up to the boundary.
- There is supplementary planning guidance for the Alexandra Cottages Conservation Area that residents and the Council should follow where planning permission is required. We have one of the best guidance documents of all of the conservation areas within London Borough of Bromley, and anyone planning to alter their cottage is encouraged to refer to the advice, which is both clear and thorough.
- Concern had also been raised by APCA and some local residents that the supplementary planning guidance was not being followed by applicants but more seriously the Council were not enforcing the policies or that planning/case officers were unfamiliar with the guidance and added requirements of the Article 4(2) Directive.

- As a result, the Advisory Panel on Conservation Areas are keen for a tour of our cottages, together with the Conservation Officer, to see the good work being done but also to understand the concerns of residents and assess if the SPG and Article 4 are being followed by the Council and applicants.
- Residents should note that Bromley's planning department is getting smaller, with only one conservation officer, and this makes it more difficult for residents to get good advice on alterations to the cottages and conservation area matters.
- A member asked whether the cottages are still covered by Article 4. Neil answered that Article 4(2) applies the cottages where they front onto the road and/or alleyway (including side extensions, outbuildings and boundary walls etc.) *NB: the rear of the cottages is not covered by the directive.*
- Tim Walby added that residents should look on the Alexandra Residents' Association website if they required guidance and for help interpreting the requirements to contact the Association, where Neil may be able to assist.

#### 7        **PROPOSED CHANGES TO ALEXANDRA RESIDENTS' ASSOCIATION CONSTITUTION (CHAIRMAN, TIM WALBY)**

- The motivation for the changes being proposed to the constitution is that under the current rules, the Committee sometimes doesn't have enough members available to conduct formal business. A copy of the proposed draft changes designed to simplify and streamline the current rules was circulated. The main change is the proposal that the Committee could function with a minimum of 3 members: a Chairman, Secretary and Treasurer. It is of course desirable to have more than three on the Committee and we will continue to encourage participation from members of the Association.
- We are particularly keen to ensure there is one person on the Committee from each road on the estate. To note that with Naomi stepping down we will be missing a representative from Hardings Lane and would like to call on members on Hardings Lane to volunteer.
- A further proposal is that the independent examiners who audit the accounts should be able to do so over a longer period (their role is currently time limited).
- Proposal from the floor: Proposal for contribution to be amended so that auditors must be annually appointed, with the caveat that the same auditors can be reappointed.
  - **Motion** that the amendments to the constitution should be accepted, with the proposed further amendment regarding the appointment of auditors included. **The motion was passed.**
- Helen Millar (Secretary) suggested that if members have any further comments they should send to the association inbox. Helen proposed a grace period of one month before these changes were ratified. The ratification will be done by email on a no-objections basis rather than through an in-person meeting.

#### 8        **ASSOCIATIONS TOP 2 PRIORITIES FOR 2016/17– OUTCOME OF RESIDENTS' QUESTIONNAIRE (CHAIRMAN, TIM WALBY)**

- All 185 Cottages received a questionnaire. 30 were returned. Top two priorities were:
  - for Association to continue to preserve and enhance the character of the area
  - For the Association to organise social events.
- There was also interest in the Association representing members in local fora.
- Subscription costs: 54% of respondents favoured small increase to £5 and £2.50 from 2017/18. 26% favoured no change to subs. 7% favoured flat rate of £5.
- If the Association generates a surplus, should we support local charities: overwhelming yes. 82% said St Christopher's Hospice and 11% said Holy Trinity Church.

- **Motion** to increase subs for 2017/18: there was a proposal from floor for a subscription rate of £5 and £3 (rather than the £5 and £2.50 in the survey) in order to make subs easier to collect. **The motion was passed.** Household subs from 2017/18 will be £5 and £3 for retired members.

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

- Proposed changes to Committee:
  - Hellen Miller, Secretary, standing down from role and Committee.
  - Tim Walby, standing down as Chairman, remaining on Committee as Neighbourhood Watch representative.
  - Naomi Martin, Treasurer, standing down from role and Committee.
- Five current committee members standing for re-election: Goli Whittaker, Linda Power, Neil Coe, Tim Walby, Bruce Tozer.
- **Motion** that these five members are all re-elected: **motion passed.**
- Chairman highlighted that we now have some key roles on the Committee that need to be filled (particularly Treasurer and Chairman) and called for volunteers from membership.

## 10 **ANY OTHER BUSINESS**

- Andy Peake from Victor Road put forward a proposal to form a working group to review whether the Association's current legal status was fit for purpose, particularly in light of the land it owns at the end of Victor Road, where the shed is, and to report back to members sometime in 2017. This is a long-term proposal which will require significant research. Those who are interested please contact Andy at [AndyPeake64@btinternet.com](mailto:AndyPeake64@btinternet.com). Two volunteers: Dominic Rathbone and Simon Efford came forward at the meeting.
- Update from Councillors (Peter Fookes and Kevin Brooks). Current issues they are engaged in include:
  - Melvin Hall – Day centre for senior citizens closed in early August. Lease ran out. Working on a rescue plan.
  - Street cleaning – not good
  - Blenheim Shopping Centre being taken over by a company called New River.
  - Speeding – prompted contact on traffic calming measures – not going to happen because Council will not install vertical traffic calming.
  - Council looking at extending a controlled parking zone around Penge East, but no proposal at present to extend it to our Conservation Area
  - Penge town centre will be turned into a business improvement district.
- Councillors agreed to respond to requests to find out what is going to replace Store Twenty One and C&V trading.
- Request from floor to look into whether PCSOs or Neighbourhood Watch could deal with issue of speeding in Victor Road. Request for 10mph sign.
- Request from floor for Councillors to look into speeding on Parish Lane and issue of poorly repaired road surface on area on Parish Lane between Victor and Edward Roads. This has led to danger and noise. This has been reported to fix my street, and discussed with Rose Mullan at Bromley Council, who didn't appear to think the problem was the responsibility of the Council. Peter and Kevin agreed to look into this and report back.