

Notes of ARA Committee Meeting held at Alexandra Nurseries on Tuesday 2nd December 2014

Present

Lucy Smith (Chairperson)
Jane Ching (Secretary)
Helen Millar
Andy Peake
Tricia Monks
Linda Power
Jess Farrand

Apologies

Tim Walby

Agenda

John Parker from Alexandra Nurseries was invited at the beginning of the meeting to share information regarding developments at the Nurseries. He confirmed that the cafe part of the business is not turning into a permanent entertainment venue. There are two more thursday evening openings before Christmas when Late Nights Brewery will also be selling their beer and burgers as people shop between 6pm-9pm.

There is also a ticketed music night with live bands planned for 19th December (£8)Temp. licence granted for this with event ending between 11-11.30pm.

The covered area of the nursery is for winter use only, and will be removed in March. John hopes none of these events will cause problems for residents, but if anyone is unhappy he would like them to approach him personally and discuss any concerns they may have.

John also informed committee that he had heard that the owners of the Alexandra Pub site re-submitted their revised planning application 2 weeks ago.

Minutes of last meeting

Linda was thanked for doing these. Helen confirmed she had been present. This was amended and notes accepted.

Matters Arising

Andy confirmed John Ruler probably producing his article on the estate in New Year.

Jess agreed to contact Esther re. completing the mural repair.

Action Jane to ask Ian Hayton if he can keep an eye on progress of Alex pub planning application and report back to ARA.

Most other issues on this agenda.

Resignation of Treasurer

Since last meeting Shirley Homewood has resigned as treasurer and as a committee member. Thanks were given for Shirley's long service to the committee and also her hard work as treasurer.

Action Linda agreed to convey this formally to her with a floral gift.

Helen has kindly agreed to take on the role of treasurer .Following some difficulties in the transfer of money after the Arts and Music Festival,Helen is in the process of reviewing protocols for the handling of money, and processes etc. Helen also suggested the constitution be looked at again at the next committee meeting to see if any updates needed. New signatories to the bank account are to be Helen and Linda.It was also agreed that if and when complaints are made they must initially go only via the chairperson, who will decide on the appropriate sharing of information with other committee members.

Financial update

Shirley's last report was received for position of present finances.(See attached). It was felt that the grant identified as for 'Golden Oldies Group' is a grant that should ideally be spent out as soon as possible. Planned Christmas lunch out may resolve this matter.

Helen confirmed she will be producing the next report in a slightly different format. Also may need to identify a resident willing to approve the Annual Accounts before next AGM. Jane aware of a resident in Albert Road who is appropriately qualified and may be willing. Jess also said Matthew would probably be willing but not certain if appropriate as the spouse of a committee member.

Action Jane to e-mail Helen with number of resident in Albert Road for her to formally approach.

Street Lighting

Lucy updated meeting. Recent bid for monies towards cost of heritage lighting on estate have not been successful, largely because the project could not be replicated elsewhere. Council have agreed to delay replacement of lights on our estate until the end of the financial year and we are seeking an extension to this via the appropriate project board. Tim is approaching other possible sources for funding but realistically this is likely to be difficult. Downe village Residents' Association are also in dispute with council over heritage light issues and facing similar difficulties as ARA. Lucy keeping in touch with them through BFRA meetings and email with Vice Chair, David Evans..They may consider applying for Sect.106 planning monies. We may also need to follow up the possibility of Sect.106 monies, however, it was noted there are no large developments in Penge that are likely to fund this. Lucy keeping in touch with them through BFRA meetings.

Andy has written to National Trust asking if they could consider an article in any of their publications about the estate as part of Historic London, and advice if any financial support available for lighting. He has had acknowledgement re. receipt of his letter but no more.

Action Andy will forward details of people he has written to as Jane has a personal contact with a National Trust Lighting Consultant.

Jess spoke of her knowledge re. 'crowd funding' re. web site,but also pointed out risks of ARA as a small organisation involving itself in fundraising as not constituted as a charity etc. Need to know if council would accept the funding directly into them if funds were raised.

Tim going to also approach Jim Dowd MP for our area.

- Linda also wants to express concern to Bromley Conservation Officer that was rather strong in his expectation of her as a resident when renovating her

home, but clearly expectation regarding conservation issues come across as rather a 'one way' street with Bromley Council whether intentional or not.

Action Lucy will email council to find out whether their project board had agreed to giving us more time post 2014-15 financial year end.

Find out if they would take and manage money from us if we income generate

Find out more about option of Sect.106 and who to speak to in Planning/Regen.dept. re. this.

Put on agenda of Jan.Meeting to decide whether we pursue further given risks etc.

Get an update from Downe RA on their plans.

Newsletter and communication

- Jane requested that committee consider future news letters to be delivered to all residents whether members or not. Receiving newsletter may increase membership and also be a means of communication for the more vulnerable and isolated on the estate. All committee agreed newsletter to be delivered throughout estate regardless of RA membership, unless specifically requested not to by individual residents. Helen has agreed to take over the newsletter production, and agreed for next agenda to decide how many and when should be produced/distributed during year. Need to check with Shirley whether the ARA did buy a new printer during 2013/14 for this use.

Action - Jane will e-mail Shirley.

Open Gardens 2015

Open Garden event planned for next June.

Action Jane to e-mail Shirley to ask if she would still like to lead on this. Dependant on her response, Lucy is aware of a resident in her road (Diane of 8 Hardings Lane) who has expressed interest in helping with this.

Vulnerable Residents

Andy happy as Neighbourhood Watch Co-ordinator to have names of vulnerable residents on estate i.e.. elderly/disabled/living alone/ who may want or benefit from having information shared outside of e-mail system.

Action Road reps. to pass on names of any residents that would like this.

Speed restrictions on local roads

Andy is going to write to Bromley Highways Dept. for them to consider 20 mile per hour restrictions on Green Lane/ Lennard/Kent House/Parish Lane intersections. Many local boroughs introducing them on such busy built up areas.

Parking and Working on vehicles in Princes Road.

Recent incident led to dispute between neighbours. Reminder houses are not sold with a parking space unless there is an obvious useable driveway. In recent years the residents were surveyed regarding resident parking only permits. This was rejected by the majority, and from other local roads now affected by permit parking a permit which you pay for only gives you the right to park not an actual parking spot. Parking across estate is very difficult and only succeeds with a 'give and take' neighbourly attitude.

Town Team

Jane reported on a new 'community led' group being formed in Penge called Town

Team. Jane attended in place of Lucy for first meeting held on 22nd October in the library. Meeting facilitated by Town Centre Manager Cheryl Ccur. Concept of Town Teams came out of Mary Portas Pilots. Group composed of local politicians, traders, community group reps. Penge Team will be registered as an official Town Centre Team. First meeting was establishing formal roles etc..

John Getgood who is an ex councillor has offered to chair, Roger Taylor from Penge East Community Centre vice chair, Julie Barrington Chair of Penge Traders will be treasurer and Wendy Roche from Penge Partners will be Sec.

Confirmed that none of politicians will have voting rights on the group.

Drafts of TOR for other town teams were circulated to consider in the drawing up of teams own terms of reference.

Early days but could become influential group in decisions re any possible funding for regeneration of high street ideas from community. Agreed that when next meeting convened 1 ARA rep. to attend, but does not need to be same person each time.

Feedback from LBB consultation with residents association reps in borough re. budget setting for 2015/16

Jane attended this meeting on 24th November.

Council keen to hear views of local residents how they should prioritise budget in light of need for £60 M cuts during coming 4yrs. from an annual budget of £200m.

Some of things discussed;-

- Potential Increase in Council Tax
- Small annual administrative charge of £20 for Freedom Passes
- Paper waste collection to possibly reduce to fortnightly instead of weekly as paper amount decreasing
- Council staffing already reduced from 3000 to 1700 and planned to be nearer 300-500 as council role reduces.
- Sale of capital assets including civic centre site.
- Priority areas for Business Development in coming year are Bromley Town Centre, Biggin Hill (Aeronautics) and Crays. Crystal Palace developments may also be another area.

Attention drawn to online survey that all residents can complete and will inform the Budget Setting Meeting early in New Year

(www.bromley.gov.uk/OurbudgetYourview)

Some documents shared that will go onto ARA web site for residents information.

Reminder to also use Bromley's 'Fix My Street' web site that should produce more rapid response to residents concerns.

Neighbourhood Watch

Andy reported incident of teenagers on garage roofs recently. Also encouraging any residents with garages who experience break ins to report even if no evidence of things missing.

Discussed recent poor reporting in press by Crime Stoppers of theft of a valuable

item from cottage on estate. Did not need to identify estate but just area. Andy raised with police at recent meeting, potential negative impact of such reporting.

AOB

- Thanks received from Jo Smith for flowers received from ARA
- Helen to contact Dulwich College Administrator re. annual sub for their tenants that they have paid in past.
- Lucy to e-mail in New Year to see if any new residents interested in joining committee. (Present committee still has rep. for each road.) Linda confirmed constitution states only one member of a household can sit on committee so her partner Steve has stood down from committee membership but willing to still support ARA.
- Next agenda to review Community Gardening Group as Anna Taylor expecting her second child and is unable to continue to lead on this.

Thanks to Anna for all of her motivational work in this area and best wishes for her continued good health during her pregnancy and confinement.

Next Committee Meeting :-

Tuesday January 20th 8pm at Alexandra Nurseries.

Jane Ching.