

**KEMNAL RESIDENTS' ASSOCIATION
ANNUAL GENERAL MEETING
Friday, 28th June 2024 at 6pm at the "Coach House"**

Present:

Richard Perkins (Chairman)
Anthony Burrett (Vice-Chairman)
Tony Allen
Ed Fitzgerald
Ian McAllister
Kinga Latte
Alec McTavish

1. APOLOGIES FOR ABSENCE

Apologies were received from Wendy Hadler-Cash, Lin Limbrey, Avril Greatrex, Peter Brogden and John Sennett.

2. APPROVAL OF THE MINUTES OF THE LAST AGM HELD ON 29TH JUNE 2023

There were no matters arising. Therefore, on a motion proposed by Joanna Friel and seconded by Robert Johnston, the minutes were unanimously approved as a true record.

3. CHAIRMAN'S REPORT

The Chairman highlighted the following points of note during the year:

Road condition

Little expenditure was required on the road this year after the major spend in the previous year to repair the broken drain. All road markings have recently been repainted and white lines extended in some places to deter people as much as possible from parking in dangerous areas.

The Committee always welcomes any contact from residents if they become aware of any issues or problems on our road.

Planning applications.

16 Ashfield Lane: Following a renewed application by the owner of 16 Ashfield Lane, the Committee has lodged a further objection with Bromley Council as the development would still compromise drivers' views when exiting Kemnal Road onto Ashfield Lane. The problem is caused by vehicles on Ashfield Lane regularly exceeding the speed limit, a matter which we have long complained to the Council about, but no satisfactory calming measures have been put in place. The planned new crossing in the War Memorial area (Royal Parade) may also increase traffic on Ashfield Lane making the situation even worse.

Glebe FC: it was initially understood that the Glebe football club planned a major expansion of their ground, greatly increasing the number of visitors which could have led to parking and noise issues. We now understand that the expansion is much more limited, but will continue to monitor the situation.

Other matters

Foxearth: - no updates. The land is very overgrown and as fallen trees are damaging the public footpath it is hoped the new Bromley Council Conservation Officer may take an interest. Everyone should report any particular issues on the "Fix My Street" website to make the Council aware.

General cleanliness of the road: scattered rubbish is an ongoing issue. Bins have been installed in the past, however they had to be removed as they quickly overflowed and made the situation look worse. Bins would also require regular emptying and maintenance as the Council will not provide this service.

4. TREASURER'S REPORT

In the absence of the Treasurer, the Chairman reported on the annual accounts.

The increase in the road fund subscription to £95 last year, together with much reduced expenditure on repairs this year has allowed our reserves to rebuild from their very low level at last year-end, with £17,352 in hand, up from £2,531. However, we have much further to go. While the state of the road is generally good now, major work has not been done for very many years and we must build up sufficient reserves to cover full resurfacing at some point. With the cost of each section between speed humps estimated at £15-20,000, considerably increased reserves are required.

Nevertheless, as no immediate work is envisaged, we have decided to hold the annual subscription at £95 for 2024/25. Even at this level, it is not high compared to other private roads in the area.

General maintenance of the road and verges is our main recurring expenditure. We put our contract out to tender during the year and as our existing provider does a good job and remains competitive, we were happy to renew with him.

Unfortunately some households refuse to pay the subscription, so we fall short of our collection target. This is unfair as it leads to those who pay effectively subsidizing those who don't. We do chase up as much as possible, but prefer not to use legal means on the basis that everyone should feel their social responsibility to the community as a whole. However, it was suggested that perhaps using the Small Claims Court might be appropriate in certain cases.

The Committee is currently in dialogue with houses to the north of Kemnal Road about whether they might be prepared to contribute to our subscription. As with other tributary roads, all those households benefit from our road even though they may not live on it, so the logic of contributing is sound. The extra income generated would certainly help.

5. APPROVAL OF THE ACCOUNTS OF THE ASSOCIATION TO 5TH APRIL 2024

On a proposal by Philip Grierson, seconded by Suryakant Kanitkar, the accounts were approved unanimously.

6. ELECTION OF OFFICERS AND COMMITTEE MEMBERS AND REAPPOINTMENT OF INDEPENDENT EXAMINER

In his capacity as Vice Chairman, Tony Burrett took the Chair. Tony proposed that Richard Perkins be re-appointed as Chairman. This was seconded by Joanna Friel. There being no other nominations, it was agreed unanimously that Richard Perkins be re-appointed as Chairman.

Richard reassumed the Chair for the rest of the meeting and proposed that Tony Burrett be re-appointed as Vice Chairman, Peter Brogden be re-appointed as Secretary and Wendy Hadler-Cash be re-appointed as Treasurer. He further proposed that Tony Allen, Ed Fitzgerald, Ian McAllister, Kinga Latte, Alec McTavish, Lin Limbrey and Avril Greatrex be reappointed as Committee members. These proposals were seconded by Beryl Burrett and there being no other nominations, all reappointments were agreed unanimously.

The Chairman did however state that applications from any other residents to join the Committee would always be welcomed.

Tony Allen proposed that Mr T H Meridith be re-appointed as the Independent Examiner of the Association's accounts. Beryl Burrett seconded. There being no other nominations, it was agreed unanimously to re-

appoint Mr T H Meredith the Independent Examiner. However, mindful that Mr Meredith may wish to retire, any suggestions for a future successor were welcomed.

7. APPROVAL OF THE ROAD FUND SUBSCRIPTION OF A MINIMUM OF £95 PER HOUSEHOLD FOR 2024/25

On a motion proposed by Philip Grierson and seconded by Suryakant Kanitkar, the AGM unanimously agreed that the road fund subscription would be maintained at £95 per household for 2024/25.

8. QUESTIONS AND DISCUSSION

Road entry fence: it was suggested that fencing be installed at either side of the entrance to Kemnal Road as an improved 'gateway' into the road. There are other examples in Chislehurst. The Chairman welcomed the suggestion and confirmed that the Committee would assess it.

WhatsApp group: the Committee indicated that it would be considering whether to form a WhatsApp group for all Kemnal Road residents as an alternative method of communication in future.

Next year's meeting: it was acknowledged that this year's meeting had been a success. If repeated, it was suggested that a PA system might be employed to assist speakers; and that name badges for all attendees would be helpful.

The meeting ended at 8:00 pm