

Kemnal Residents' Association Annual General Meeting Minutes

Date: 11 September 2026 (Friday)

Venue: The Old Chapel, 3 Queens Passage Way, Chislehurst

Chair: Richard Perkins

Minutes taken by: Kinga Latte

Present: Avril GreatRex, Wendy Hadler-Cash, Ben Hutchings, Stephen Mothersole, Ian McAllister, Ed Fitzgerald.

Apologies: Peter Brogden, Lin Limbrey.

1. Approval of the 2025 AGM Minutes

The minutes of the 2025 Annual General Meeting were reviewed and approved.

- Proposed by: Philip Grierson
 - Seconded by: Joanna Friel
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2. Chair's Report

Richard reported that it had been a relatively uneventful year, with no major road expenditure required. The Association continues to monitor the condition of the road closely, allowing funds to build towards future maintenance while addressing issues as they arise.

Road Maintenance

- The road remains in good condition.
- Residents were encouraged to report any maintenance concerns promptly.
- A drainage issue linked to previous subsidence remains under observation, and preventative measures are being taken to minimise future risk, particularly during periods of heavy rainfall.
- Routine maintenance has included leaf sweeping, hedge cutting, tree work, and upkeep of the amenity strips.

Future Improvements

The Chair outlined several priorities for the coming year:

- Installation of an additional speed hump near Dickens Drive, where there is currently a long stretch without traffic calming.
- Raising the existing speed hump near Mulbarton, which has become too low.
- Continued monitoring of parking issues, particularly vehicles parking on double yellow lines, although enforcement powers remain limited.

Planning Matters

The Association continues to monitor local planning applications that may affect the character of Kemnal Road.

Updates included:

- Avondale House, where previous applications had been refused and a new application to extend the property is under consideration.
- A property on the corner of Ashfield Lane, where the Association continues to object to a proposed fence considered obstructive.
- The woodland near Willett House, where an earlier proposal to build a house has not progressed. Concerns were also noted regarding tree removal on the site.

Ownership of the Road

The Association is exploring the possibility of establishing ownership of the road's legal title, with the long-term aim of purchasing it if feasible. This would strengthen the Association's ability to pursue unpaid road subscriptions, including persistent non-payment from some properties such as Selwood House.

Charity Status

An update was provided on the Association's application for charitable status. Although the initial application was unsuccessful, constructive feedback was received, and the committee intends to submit a revised application. Achieving charitable status could allow the Association to claim Gift Aid on eligible contributions.

3. Treasurer's Report

The Treasurer presented the annual accounts, which had been circulated to attendees.

Key points included:

- Annual expenditure of approximately £8,000.
- A current reserve of over £40,000.
- The surplus is being retained to fund future road resurfacing and unforeseen maintenance works.

Members also discussed damage caused by heavy construction vehicles during property renovations. It was suggested that photographing the road before major building works could help evidence any subsequent damage.

The Chair asked whether members were happy to maintain the current subscription level while continuing to build reserves, and the majority supported it.

4. Approval of Accounts (Year Ending 5 April 2026)

The accounts for the year ending 5 April 2026 were formally approved.

- Proposed by: Robert (Oaklands)
 - Seconded by: Ben Hutchings
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5. Election of Officers, Committee Members and Independent Examiner

The following appointments were confirmed:

Role	Elected	Proposed by	Seconded by
Chair	Richard Perkins	Ben Hutchings	Avril GreatRex
Vice-Chair	Kinga Latte	Joanna Friel	Avril GreatRex
Treasurer	Wendy Hadler-Cash	Avril GreatRex	Jackie
Secretary	Peter Brogden	Ben Hutchings	Kinga Latte
Committee Members	Ed Fitzgerald, Ian McAllister, Avril GreatRex, Lin Limbrey, Ben Hutchings, Stephen Mothersole, Wendy Hadler-Cash	Wendy Hadler-Cash	Robert (Oaklands)
Independent Examiner	Philip Grierson	Wendy Hadler-Cash	Avril GreatRex

Bernadette, one of the directors of Mapledene, was introduced as a new committee candidate.

6. Road Fund Subscription for 2026/27

The proposed annual road fund subscription of £95 was discussed and approved.

- Proposed by: Beryl Burrett.
- Seconded by: Joanna Friel

During the discussion, members considered whether gradual annual increases might be preferable to a larger increase every few years. However, as the Association currently holds a healthy surplus, it was agreed that no increase was necessary at this time.

7. New Road Entrance

The meeting agreed that the current entrance sign is no longer sufficiently visible and that improvements should be made.

Two options were presented:

- Brick entrance pillars
- A simple replacement road sign

Key Discussion Points

- The dropped kerb must remain or be added to maintain accessibility, with a new crossing to be incorporated where required.
- Both options should include 20 mph and No Parking signage.
- Solar lighting should be explored regardless of the chosen option.
- If pillars are installed, they should be constructed using Kemnal style bricks to match existing entrance features elsewhere on the road.
- While concerns were raised about potential vehicle damage, it was noted that reinforced construction would minimise the risk and is unlikely to happen
- Many members felt that entrance pillars would better reflect the history and character of Kemnal Road, create a stronger sense of arrival and provide a longer lasting solution despite the higher cost.
- The proposed sign was considered more economical, although some felt it appeared too corporate in style.

Voting

It was agreed that voting would remain open for two weeks to allow all residents to participate.

- Votes cast at the meeting were recorded with names and addresses.
 - Residents were encouraged to remind neighbours to vote.
 - Additional votes can be submitted to hello@kemnalresidents.org.
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8. Any Other Business

Meeting Notices

A suggestion was made to display more roadside notices advertising future AGM meetings, although members acknowledged that meetings are already communicated through the newsletter, WhatsApp, and Facebook

Newsletter Accessibility

The newsletter received positive feedback for its professional appearance. Some residents suggested using larger text and a brighter background to improve accessibility for visually impaired readers.

Horses on the Road

Residents noted that horses had previously been appearing on the road, although this has not occurred recently.

Foxearth Property

Concerns were raised regarding the condition of the Foxearth property. The committee will pursue the matter with the Council, including the possibility of action under Section 77 powers where appropriate.

Rear Footpath

Residents expressed concern about the poor condition of the rear footpath and the lack of action by the Council

Parking Enforcement

Parking on white lines remains an ongoing issue. The committee agreed to introduce a polite notice that residents can place on offending vehicles, with Robert volunteering to design the notification.

Road Markings

Members noted that the white paint used on the road appears to wear away quickly. The committee will investigate whether a more durable type of paint, similar to that used by the Council, could be used during future repainting.

Meeting Close

The Chair thanked everyone for attending and closed the meeting.