

KEMNAL RESIDENTS' ASSOCIATION

ANNUAL GENERAL MEETING

29 JUNE 2023 at 7:30pm via ZOOM

PRESENT:

Officers:

Richard Perkins	Acting Chairman
Tony Burrett	Vice Chairman
Peter Brogden	Acting Secretary
Wendy Hadler-Cash	Treasurer

Committee Members:

Tony Allen, Alec McTavish, Avril GreatRex

Attendees:

Marion Allen, Sue McTavish, Alice Sennett, John Sennett, Julia Luznova, Paul Gretton-Watson, Matthias Okala, Beryl Burrett

1 APOLOGIES

Apologies were received from Lin Limbrey and Kinga Latte.

2 MINUTES OF MEETING HELD ON # JUNE 2022

There were no matters arising. Therefore, on a motion proposed by Tony Allen and seconded by Alec McTavish that they be agreed, the minutes were approved unanimously as a true record and were signed by the Chairman.

3 ACTING CHAIRMAN'S REPORT

The Chairman referred members to the newsletter already circulated and highlighted the following points:

- *Surface water drain.* During the autumn of 2022, damage to the road surface opposite Acorn Close rapidly worsened. The committee authorised investigative work, which quickly showed that rainwater drains under the road had collapsed, leading to erosion of the sub-road soil which in turn resulted in the surface damage. Further investigation showed that the drains dealt only with rainwater from the road; no connections from any houses or apartment blocks were found. As a result, Thames Water refused to accept any responsibility for the repair. The committee considered a number of options and agreed that it would accept a quotation from Dukes contractors to repair the damage. The repair was completed in April 2023, at a cost of £18,843.
- *Water rates.* Since we now know that no household is connected to the road drainage for surface water, we can advise all residents that they may be entitled to a rebate from Thames Water. Please check on page 3 of your latest Thames Water bill to find out how much you could save each year.

- *Planning.* There are various ongoing planning issues, which the Committee monitors. The Committee has opposed repeated attempts by 16 Ashfield Lane to alter brick piers which risk restricting the visibility at the corner for vehicular traffic.
- *Stables.* The Committee has been monitoring the progress of building works at the stables at the end of Kemnal Road.
- *Bench.* The Committee installed a bench to celebrate the Queen's Platinum Jubilee. Thanks to Ian McAlister and Tony Burrett for arranging this.

4 TREASURER'S REPORT

Wendy Hadler-Cash provided a Treasurer's Report.

There was a slight increase in subscription income and bank interest.

There was a very significant increase in expenditure due to the surface water drain repairs at the North end of Kemnal Road. Our insurance costs have increased to cover Employer's Liability.

As a result, funds on hand at year-end had fallen from to £16,509 to £2,531.

There is an extant proposal to increase the road fund contribution level to £95 per household (see Item 7 below).

The accounts had been examined and found to be in order by the acting Independent Examiner, Mr. Terry Meredith.

The Chairman thanked Wendy for her hard work in collecting subscriptions and keeping the finances in good order during the year.

5 ASSOCIATION ACCOUNTS TO 5 APRIL 2023

On a proposal by Tony Burrett, seconded by Marion Allen, **the accounts were approved unanimously.**

6 ELECTION OF OFFICERS, MEMBERS AND AUDITOR

In his capacity as Vice Chairman, Tony Burrett took the Chair. Tony proposed that the Committee give thanks to David Viles for his long service as Chairman and wished him well in his retirement. This sentiment was **unanimously approved.**

Tony proposed that Richard Perkins be appointed as Chairman. This was seconded by Peter Brogden and Sue McTavish. There being no other nominations, it was **agreed unanimously that Richard Perkins be appointed as Chairman.**

Richard reassumed the Chair for the rest of the meeting and asked if anyone present wished to stand for the positions of Vice-Chairman, Treasurer and Secretary.

Avril GreatRex proposed that Tony Burrett be re-appointed as Vice Chairman. Alec McTavish seconded. There being no other nominations, it was **agreed unanimously that Tony Burrett be re-appointed as Vice Chairman.**

Tony Burrett proposed that Peter Brogden be appointed as Secretary. Tony Allen seconded. There being no other nominations, it was **agreed unanimously that Peter Brogden be appointed as Secretary.**

Beryl Burrett proposed that Wendy Hadler-Cash be re-appointed as Treasurer. Alec McTavish seconded. There being no other nominations, it was **agreed unanimously that Wendy Hadler-Cash be re-appointed as Treasurer.**

Richard asked if there were any members who wished to join the Committee or stand down from it. He was pleased that all the other existing Committee members agreed to remain. Wendy Hadler-Cash therefore proposed the re-appointment of Tony Allen, Avril GreatRex, Lin Limbrey, Ian McAlister, Kinga Latte and Alec McTavish to the Committee. This was seconded by Marion Allen and **approved unanimously**.

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

7 TO APPROVE ROAD FUND CONTRIBUTIONS FOR 2023/24

The significant increase in expenditure to cover the cost of road repair works this year has depleted the Association's cash reserves. This has been a matter of some concern to the Committee, as we are currently not in a position to deal with similar unexpected expenses if they were now to occur.

Richard led a discussion of the proposal to increase the road fund contributions for 2023/24 and thereafter to £95 per household.

The possibility of adoption of the road is being explored with the Highways Department of Bromley Council. The Committee will discuss at its next meeting the possibility instructing a consultant civil engineer to review the costs of having the road made up to an adoptable standard.

On a motion proposed by Beryl Burrett and seconded by John Sennett, the AGM unanimously **agreed that road fund contributions would be increased to £95 per household for 2023/24**.

Meeting ended at 8:30pm.