

MCRA

Malden & Coombe
Residents' Association Limited

NOTICE OF THE ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting
of the Malden & Coombe Residents' Association Limited
will be held in

The London Room, Warren House, Warren Road

at 7.30 pm on Wednesday 13 October 2021

A Member entitled to attend and vote at the Annual General Meeting may appoint a proxy or proxies to attend and on a show of hands on an ordinary resolution vote on his/her behalf. A proxy may, if so authorised, vote on a poll at the meeting. If you wish to appoint a proxy, please complete the proxy form. To be valid, this form must be received by the Company Secretary by 5.00pm on Monday 11th October 2021.

AGENDA

Ordinary Resolutions

1. To approve the Minutes of the Annual General Meeting held on 26th November 2020.
2. To receive the Accounts for the year ended 30th June 2021.
3. To receive the Report of the Directors.
4. To note the retirement of the following Directors and re-elect those wishing to stand again:

Mr M Ashby

Mr P Greenhalgh

Special Resolution

To amend the Articles of Association as follows:

Article 1

Expressions referring to writing shall, unless the contrary intention appears, be construed as including references to **typewriting**, printing, lithography, photography, and **any** other modes of representing or reproducing words in a **legible and non-transitory** form, **whether sent or supplied in electronic form or made available on a website or otherwise.**

Article 64

A notice may be given by the Association to any Member either personally (or by sending it by post **or electronic means** to him her or it) to his/her or its property on the Coombe Estate **or by means of a website or partly by one such means and partly by another.** Where a notice is sent by post, service of the notice shall be deemed to be effected by properly addressing,

prepaying and posting a letter containing the notice, and to have been effected in the case of a notice of a meeting at the expiration of 24 hours after the letter containing the same is posted, and in any other case at the time at which the letter would be delivered in the ordinary course of post. **Proof that a notice sent by electronic means was transmitted by the sender and properly addressed shall be conclusive evidence that the notice was given. A notice contained in an electronic communication shall be deemed to be given at the expiration of 24 hours after the time it was sent.** Failure to give any notice in accordance with this Article shall not in any way invalidate any proceedings to which such notice relates.

By Order of the Board

R E Fletcher (Secretary)
Mendip Cottage,
Renfrew Road,
Kingston upon Thames,
Surrey, KT2 7NT

No person not being a member of the Committee retiring at the meeting shall, unless recommended by the Committee for election, be eligible for office for the Committee at any General Meeting unless, within the prescribed time before the day appointed for the meeting, there shall have been given to the Secretary notice in writing by some Member duly qualified to be present and vote at the meeting, at which such notice is given of his/her intention to propose such a person for election, and also notice in writing signed by the person being proposed, of his/her willingness to be elected. The prescribed time above-mentioned shall be such that, between the date when the notice is served, or deemed to be served, and the day appointed for the meeting, there shall be not less than 7 nor more than 28 intervening days.

NOTE:

Item 4. The Directors listed are retiring by rotation in accordance with the Articles of Association.

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FORM OF VOTING PROXY

I, [state full name and address]

.....

.....

being a Member of the above Association hereby appoint the Chairman of the above meeting to vote on the following Ordinary Resolutions on my behalf:

Resolution	Description	For	Against
Resolution 1	To approve the Minutes of the Annual General Meeting held on 26th November 2020.		
Resolution 2	To receive the Accounts for the year ended 30th June 2021		
Resolution 3	To receive the Report of the Directors		
Resolution 4	To note the resignation of, and re-elect, Mr. M Ashby as a Director		
	To note the resignation of, and re-elect, Mr. P Greenhalgh as a Director		
Special Resolution	To amend the Articles of Association		

SIGNED this day of 2021

Signature:

NOTE: In order to be valid, this Proxy must be signed and delivered to R. E. Fletcher (Company Secretary MCRA), Mendip Cottage, Renfrew Road, Kingston upon Thames, Surrey, KT2 7NT or sent by email to rfletcher1020@gmail.com by no later than 5pm on Monday 11th October.



DIRECTORS' REPORT - AGM 2021

It has been a busy year for us with perhaps less to show for our efforts than we would like. This is probably due in part to the various Covid lockdowns. We do hope however that all of you have remained safe and well and been able to enjoy walks on the Estate and Richmond Park.

The Website (www.mcraltd.com)

Amy Castle, our secretary, has rejuvenated a very sad site into one fit for purpose. It is regularly updated and so now worth checking out for the latest news. It has been visited much more frequently than in the past, especially when a newsletter appears.

Security

Sadly there have been a number of burglaries on the Estate this year, mainly in Warren Rd. The police have had some success thanks, in part, to homeowners having their own CCTV cameras.

PC Simon Stamp and his team have used the Estates CCTV cameras too. They are placed at 3 entrances: each end of Warren Rd and at the Kingston Hill end of George Rd.

The Barrier and Gatekeepers

The electric barrier has proved to be a huge problem and despite innumerable visits to check for faults the cause of the problem was not discovered for months. We have now employed a new company (G-A-M) who have installed more sophisticated equipment.

Gerry Hastings sadly decided to retire, earlier this year, after several years in the job. We thank him for all he did for the security of the Estate.

Also, Barry Rouse, who has been with us for over 10 years, has decided to retire. We will miss him greatly. He will be very hard to replace, as his commitment and cheerful, yet determined disposition, will be hard to match.

The good news is that we have been able to welcome Simon Thompson who has proved to be an excellent addition to the team as has, more recently, Andrew Campbell. Tin Win continues his work in the mornings so we are able to cover shifts on a more regular basis at the Kingston Hill end of Warren Rd. We have also just recruited Douglas Burns for the busy afternoon shifts.

Yellow lines

With Richmond Park intending to start charging for parking and the abuse of the Kingston Hill end of Warren Rd as a car park for visitors to the park during lockdown, the council have, after mandatory consultation, agreed to the placing of double yellow lines at that end of the road. We are promised them soon; they will extend just beyond Paget Place.

White lines placed across drives in Warren Road and George Road seem to be helping.

Finances and the Coombe Rate

Our treasurer, Richard Fletcher has finalised the reconciliation of our Coombe accounts with RBK. The Coombe Rate for this year was lower than last years because the gatekeeper were furloughed. We have also tried to save money by getting some of the simpler Estate maintenance done

“privately” at a lesser cost than would be charged by RBK. The cost of replacing the rotten gates between Coombe Hill Golf Club and Warren Cutting was kindly borne by CHGC. We trust that they will provide improved safety as speeding bicycles now have to dismount to open the new gate.

Estate Maintenance

idverde continues to supply grass cutting and shrub maintenance work, which we try hard to make sure is done on time and covers all scheduled roads.

Road resurfacing has taken place over a small section in Edgecombe Close and potholes continue to be filled, usually in a timely manner, thanks to Mark Murphy at RBK.

The large amount of rain has caused flooding in several places including Renfrew Rd and George Rd (both now sorted) and, most recently and severely, Warren Rd next to the now aptly named Water Gardens. This will need expensive work done to remove tree roots which are invading the drains.

Developments on the Estate

It is very difficult to do much about the continuous noise and heavy vehicle traffic caused by new developments. MCRA will only get involved if the Estate as a whole is impacted by a new development.

We have been very concerned about Holy Cross Preparatory School wanting to increase the number of pupils at its school by opening a new preschool. They currently have permission for 250 pupils, though 287 attend, and this new venture would add an extra 36 plus extra staff. The amount of traffic generated by all 3 schools is formidable and we are very upset that the school has taken no notice of our justifiable protestations despite the potential dangers involved in so much traffic, never mind the pollution and disturbance to what is meant to be a private Estate. Further, they do not have the requisite approval.

New MCRA director

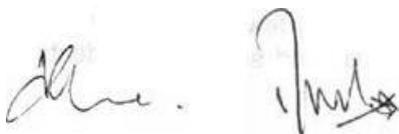
We are delighted that Paul Coia has become a director this year. He kindly agreed to take charge of barrier affairs, a poisoned chalice, for which we owe him much thanks.

Secretary

Amy Castle has now completed her first year in post and we are immensely grateful to her for all her hard work on behalf of the MCRA. It is billed as a part time job but certainly hasn't been this year! Her costs, funded by your £40 private residents' contribution, is essential for our continuing efforts to support all aspects of the Estates functioning so please make sure you don't forget to pay.

Our Councillors

Finally, the committee would like to thank our 3 councillors Rowena Bass, Ian George and Ed Fram for their unfailing support.



Dr Judy Kane & Rupert Cox
Co-chairs, MCRA