

Minutes of Lynwood Road Residents' Association Annual General Meeting

Thursday 29th April 2021 via Zoom

Directors: Nigel Filby (NF, Chair), Subash Tavares (ST), Peter Norvill (PN).
Apologies for absence were received from Alan Haswell (LRRRA Director)

The Meeting started at 7.30pm; approx. 15 residents attended

1. Chairman and Directors' Annual Report

- a. Matters arising from last AGM: minutes of the 2020 AGM had been distributed to owners and are published on the website.
- b. NF reported on work progressed since last year's meeting.
 - i) Drains and Sewers: In Wessex Close, our drainage engineers cleared the sewer and the access cover. Thames Water checked it was flowing freely. Some areas of block paving slumping around sewer access covers have been repaired. In the Square, the main issue was a missing sewer under the parking area in the south west corner; this has now been rectified. Some areas of block paving around water meters in the Square have slumped and, where not the responsibility of Thames Water, these will be addressed as and when needed
 - ii) Road Signs and Markings: 15mph signs have been placed at front of estate and entrance to the Square. Stop lines have been renewed.
 - iii) Fibre Optic Broadband: OpenReach have pulled fibre optic cable throughout the estate and report that every house on the estate can now have superfast connections from their provider.
 - iv) Roadways & Gardens: In Bourne Close dead trees and bushes have been removed and other bushes cut-back. Someone had put weed killer down which has poisoned the soil. In the Square, a new birch tree has been planted which will need regular watering (the Chair asked PN to coordinate with residents in the Square to ensure this happens. Further work to remove deadwood and reduce the crowns of the oak trees is scheduled for 14th May 2021.
 - v) Parking: The main issues have been resolved as the household largely responsible has moved.
 - vi) Oak Processionary Moth (OPM): continuation of the annual spraying and removal of nest material to minimise the spread of OPM.

2. Financial Report and Rent Charge

- a. NF reported that the 2019/2020 summary accounts are posted on the website and full accounts are available on request. The draft 2020/2021 accounts are being prepared and have been used to estimate the rent charge budget for 2021/22.
- b. ST reported that the bulk of rent charge arrears have now been recovered, including one long standing overdue account. There are ongoing discussions with households that still have outstanding payments. There had been a number of over payments and these will be carried forward as credits on those owners rent charge accounts this year.
- c. NF noted that the estimated figures for 2020/21 show spending was mainly in line with budget. There was an overspend on the drainage work but underspends elsewhere offset that cost.
- d. Draft Annual Accounts for the year to 31 March 2021 - Points of Note:
 - i) Overall annual expenditure (incl. provisions) was £19,266; within 1% of the budgeted figure
 - ii) Reserves increased to £130,285 (£129,732 in 2020).
- e. Budget and Rent Charge for 2020-21 - the Draft budget includes:
 - i) Reinstatement of a budgeted increase in the future repairs & maintenance provision £4,000
 - ii) Budget £2,500 for spraying the oak trees for OPM.
- f. It was proposed that the Rent Charge for 2021-22 would be £240.

3. Formal Votes

- a. Acceptance of the 2020 AGM minutes was proposed and agreed.
- b. Acceptance of the Annual Accounts for 2019-20 was proposed and agreed.
- c. Acceptance of the Rent Charge for 2021-22 was proposed and agreed.

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4. Discussion Points

- a. Estate Works:
 - i) Ash tree at entrance to the estate: it is proposed to cut-back the overhang of the ash tree at the entrance at a cost of approx. £300.
 - ii) Oak trees: these have been surveyed by an arborist who has recommend removal of deadwood and reduction of the crowns of the trees; this work is scheduled to take place on 14th May at a cost of approx. £2,300.
 - iii) Pedestrian Gates: it was suggested that the gates at the south end, that open out onto the footpath by the football fields should be self-closing. NF stated that this might not be possible without replacing the gates and the surrounds, but options would be considered. It was suggested that the "keep out" notices on the gates should be changed giving the reason why the gates need to be closed.
 - iv) Block Paving at the entrances to the roadways at Wessex Close and Bourne Close some block work needs relaying over the next year. Both entrances will be blocked so need to consider the logistics whilst this happens.
 - v) Lighting under the archway: there are four lights of which only one is working and these need to be repaired. The meeting discussed installing CCTV under the archway. There are reports of anti-social behaviour. It was noted that all incidents of anti-social behaviour should be reported to the police (see links from LRRRA website). Residents can fit CCTV on their property but it is more complicated for the Residents Association to have it installed because of Data Protection requirements. It was agreed that having brighter lighting installed would be investigated and an electrical contractor will be contacted to look at possible options.
 - vi) Bushes: in the Square the bushes need cutting back which involves ladder work. When this has been done residents will be asked to volunteer to undertake such work.
 - vii) Weeds in roadways: weeds are growing in the block paving and the side of the roadways; the cleaning/garden maintenance team will be asked to put down weed killer and remove weeds.
- b. Strenue Association: NF has been contacted by Strenue Association who lease the land to the south of the estate from Elmbridge Borough Council used for Esher FC to play their matches. Strenue/Esher FC are in the early stages of drawing up plans for redevelopment of the club house to sustain the football club. In due course plans will be submitted for planning permission. Plans include replacement of the fencing and installation of new gates with provision to make the fields accessible to nearby residents. Strenue/Esher FC would like to get permission and funds to knock down the existing club house and build a new one in the centre of the fields. The intention is that the new club house would provide a social club and bar which local residents can join and use. The meeting was generally in favour of proposals to sustain use of the fields for football, but certain concerns were raised and discussed. One immediate concern is replacement of the fencing removed earlier in the year; there are concerns about the detrimental impact of enclosing the footpath and the removal of the surrounding bushes and trees destroying habitat for wildlife. Discussions about how the fencing will be replaced are continuing. All residents can request a copy of the outlines plans from NF. The LRRRA directors will meet to discuss the plans in details and share opinions with residents.

5. Date of Next Meeting

- a. To be confirmed

There being no further business the meeting closed at 21:00 hours.