

Officers' Reports for 2026 Annual General Meeting (AGM)

Chair's Report

Margaret Brearley

Welcome to all of you – and thank you for coming. If you are new, do stay on for a drink and meet your local neighbours and the committee.

How time flies! It seems no time at all since last year's **March AGM**, similarly enlivened by **Roland Perrin's** lovely live jazz. Alas, our speaker from Veolia failed to materialise, yet again, but that was more than compensated for by our very own **Jay Sharma**.

Jay, who founded and ran the Community Café at St. Mary's Shortlands, spoke winningly on *The Community Café as a Community Building opportunity*. She was accompanied by two members of that café community.

In **May** we welcomed especially distinguished guests.

Rev. Mark Redhouse, the relatively new vicar of our local Christ Church, spoke passionately about his role as parish priest.

The retiring Mayor of Bromley, **Dr. David Jefferys**, gave a fascinating account of his year as Mayor, during which he encountered some 1000 of the 300+ organisations and charities in the borough. He and his wife walked some 55 miles around the entire boundary of our large borough. His love for and pride in Bromley felt delightfully contagious.

On this bumper evening, we also welcomed **Dee Janes**, the Shortlands Railway Station Manager. Having been our forward by both SRA and RVR, Dee had recently received a significant award from the Mayor of Bromley for her remarkable service to the local community. She has raised over half a million pounds for local charities, has helped many individuals in need and has created a community garden, virtually single-handed, at Shortlands Station.

In the limelight at our **July meeting** were our very own Councillors, who faithfully attend so many of our meetings and are always a fount of knowledge, help and advice. **Councillor Michael Tickner** gave a most interesting account of his 45 years as a local Councillor and the challenges he had faced. Councillors **Adam Grant**, **Graeme Casey**, **Gemma Turrell** and **Felicity Bainbridge** then each spoke briefly about insights they had gleaned from being a local councillor.

September's meeting was an EGM, an Extraordinary General Meeting which was indeed extraordinary. We elected our new Vice-Chair, the redoubtable Jay Sharma. We relocated to a temporary new venue, the United Services Club. And instead of a speaker, we were treated to a rousing performance of dancing and sea shanties by the **Ravensbourne Morris Men**, joined in one dance by nimble RVR members. This unusual and jolly evening included a short talk by **Chris Conlan**, the Bromley Pearly King, speaking on *The History of London's Pearly Kings and Queens*.

November's talk, entitled '*Rebirth of a Legend: The Transformation of the St. Pancras Hotel*', was given by one of our own members, retired civil engineer **Hadyn Davies**. Using his own splendid photographs, he described the remarkable project which he had led of restoring this supremely handsome iconic hotel. Alas, most unusually, members fled after Hadyn's talk. Why? Alas, it was the Final of Celebrity Traitors. Tonight, there is no reason to flee – do stay on and socialise.

In **January** we enjoyed three very different presentations. **Lydia Lewinson** gave a passionate illustrated talk about the *Bromley Homeless* charity and the many needs of the 700 clients they help each year. **Cecilia Willat** presented the work of *Fair Trade* with both an illustrated talk and a table full of excellent Fair Trade objects for sale. We were then treated to an unexpected and splendid fifteen minutes of standup comedy from **Dee Janes**, recounting some of her hilarious and hair-raising experiences as Shortlands Station Manager. Creating a station garden from scratch, ferocious fundraising, chasing criminals and making citizens' arrests while sitting on top of hefty chaps, have all been part of her work.

It is always a joy to thank people and tonight there are many to thank wholeheartedly. Firstly, those Committee Members who are retiring from their posts:

Sharon Richardson has been unstinting in her help to RVR in her role as Treasurer, for which we are most grateful. Our finances have flourished under her guardianship. In addition to this, she and her husband Terry have nobly championed getting better access for disabled people to Beckenham shops. We are delighted that **Nanthini Santhiapillai** agreed to be elected as RVR Treasurer.

Jacqueline St. Quinton has been an exemplary RVR Secretary, always efficient, brilliant at composing the bi-monthly agendas and minutes, and a welcome source of advice. Jacqueline is intending to stand down as RVR Secretary this year and we are eagerly looking for someone who might be willing to step into the role. Generously, Jacqueline has indicated that she will act as our temporary secretary this year until we can find a permanent replacement.

Euan McMaster has produced splendid news-filled and appetising Newsletters for several years, and through his IT skills has kept RVR members well informed of events. **Jacqueline** and **Euan** have been on the RVR Committee for many years – and I am delighted that they will remain on the Committee. I am also delighted that **Gillian Lees** is kindly willing to take on Euan's mantle as Editor of the RVR Newsletter.

Our excellent Membership Secretary, **Alastair Holmes**, has retired from the role and from the Committee due to pressure of other commitments. **Alastair** has kept excellent membership records and has encouraged our noble Road Reps in their own invaluable roles. **Euan McMaster** has been happy to be elected as the **new Membership Secretary**.

Beatrice Osborne, who retired as Vice-Chair last September after many years of distinguished service on the RVR committee, now liaises on our behalf with the LBBRF, the London Borough of Bromley Residents' Federation.

Her role of Vice-Chair is now ably filled by **Jay Sharma**, who has already left her mark by organising a splendid visit on Friday, March 20th, to the Bethlem Museum of the Mind.

In addition to thanking Jay, I also want to thank those Committee Members who are remaining in their current roles:

Clive Lees has worked tirelessly to chase planning applications and to pursue the many local householders who somehow manage to flout planning regulations. His slide shows are always a highpoint of our regular meetings.

Andrew Lancaster is assiduous in providing lively reports on local traffic issues and attending relevant local meetings.

When **Monica** and **Dave Wiltshire** retired from running the Street Friends last year, they were a hard act to follow. But **Nigel Foster** took over from them with aplomb, diligence and enthusiasm.

Our RVR website was originally created and managed by **Clive Lees**. We searched for years for a new Webmaster and *hey presto* **Rosamond Eele** appeared! Within a very short time, Rosamond has done an amazing job. She has modernised the website by placing it on a new platform and has introduced us to new technological solutions. I cannot praise her sufficiently. If you haven't recently glanced at our website, do have a look at it soon – it is a mine of information and delight.

Jayne Nickalls has kindly agreed to remain our Auditor for the coming year.

Other brief highlights of the past year:

A Veolia lorry now sports larger than life-size photographs of **Monica and Dave Wiltshire** to advertise the joy of being a Street Friend.

For technical reasons it was impossible to hold a garden party this year, though this summer we hope to hold one again with live music.

BUT the Committee did an excellent **bring-and-share party** for our wonderful Street Friends and Road Reps, as a way of thanking them for their invaluable contributions to our community.

Last June RVR Members enjoyed a visit to the Keeping **Gallery** in Church Road, Shortlands.

Some RVR Members joined a fascinating **Historical Walk of Shortlands** organised by the Chair of Shortlands Residents Association, **Mike Ricketts**.

Last December some RVR Members attended a **Sunday Forum** talk in my house on *China's treatment of the Tibetan and Uighur peoples*. The speaker, journalist/researcher **Kate Saunders**, brought with her a Uighur former surgeon and a Tibetan activist, who also both spoke.

RVR's work within the community this year included donating towards the Christmas lights, which cheer Shortlands village so much during winter gloom, and raising money towards a leaving present for **Dee Janes**, whom we shall miss greatly when she retires this March from running Shortlands Ticket Office with such distinction and panache.

It is a joy to be part of the excellent RVR Committee and to be able to look forward to another year of our regular sociable events and increasing friendship within our wonderful community here in the beautiful Ravensbourne Valley.

We have much to look forward to in the coming weeks: the visit to Bethlem Museum of the Mind on Friday 20th of March; our local election hustings here on Wednesday 29th of April; and our next meeting here on Thursday 7th May, when our speaker will be Martin Stone, organiser of the best soup kitchen in London and entrepreneur extraordinaire on behalf of homeless people.

Treasurer's Report for last 12 months
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDING
31ST DECEMBER 2025

Sharon Richardson

Income and Expenditure account
year ending 31st December 2025 (01.01.25 – 31.12.25)
 (figures 'rounded as appropriate)

Opening balance / 01.01.25 / £6322

Closing balance / 31.12.25 / £5791

| | | |
|---|--------------------|--------------------|
| | | |
| <u>RVR INCOME</u> | 2025 | 2024 |
| | £ | £ |
| Members' subscriptions | 3710 | 2658 |
| Donations | - | 115 |
| Miscellaneous | | 1323 |
| RVR receipts | - | 5374* |
| <i>* NS&I (acc.no: 138409282) Santander Business (acc.no: 54423282)</i> | | |
| <i>09.08.24 NS&I closed £5374 transferred to Santander Business</i> | | |
| <u>RVR INCOME TOTAL</u> | <u>3710</u> | <u>4095</u> |

| | | |
|-------------------------------------|--------------------|--------------------|
| | | |
| <u>RVR EXPENDITURE</u> | | |
| RVR Running costs | 3723 | 5227 |
| Donations | 476 | 2230 |
| <u>RVR EXPENDITURE TOTAL</u> | <u>4199</u> | <u>7457</u> |

(Income/Expenditure)

3710 / 4199

| | | |
|--------------------------|------------|------------|
| Surplus / Deficit | 489 | 531 |
|--------------------------|------------|------------|

(NB Jayne Nickalls (Auditor) noted a discrepancy of £42 ... which is not material)

BALANCE SHEET

As at 31st December 2025

Sharon Richardson

Balance Sheet as at 31st December 2025 for the Ravensbourne Valley Residents

| | 2025 | 2024 |
|----------------------------|--------|--------|
| Balance at 1st January | £6,322 | £9,684 |
| In year' surplus/deficit | £531 | £3,362 |
| Balance at 31st December | £5,791 | £6,322 |
| ASSETS | | |
| Santander Current Account | - | |
| Santander Business Account | £5,791 | £6,322 |
| Cash in hand | - | |

Dated and Signed by the following:

Treasurer (22.05.24 to 05.03.2026) Sharon Richardson (date signed 21.03.2026

S.A. Richardson

Chair (from 22.05.24) Margaret Brearley (date signed)

Margaret Brearley 22nd March 2026

I believe I have obtained all the information I consider necessary to audit these accounts

The Income & Expenditure and the Balance sheet agree with the accounting records*, giving a true and fair view of the deficit for the RVR for financial year ending 31st December 2025 and the state of RVS;s affairs at that date.

Auditor (from 2025) Jayne Nickalls (date signed 21/03/2026)

Jayne Nickalls

*For noting - there is a small discrepancy of £42 if you compare the accounting records to the balance sheet. This level of discrepancy is not considered material.

Ravensbourne Valley Residents Association
Income & Expenditure Accounts
 Prepared on a receipts and payments method
YE 31.12.2025

| | Total funds to the nearest £ | Last year to the nearest £ |
|---|---------------------------------|-------------------------------|
| Receipts | | |
| Subscriptions | 3,360 | 3,579 |
| Donations received | - | 115 |
| | - | - |
| | - | - |
| Total Receipts | 3,360 | 3,694 |
| Expense Payments | | |
| Venue Hire | 970 | 760 |
| Newsletter printing | 1,351 | - |
| Website | 173 | 120 |
| Donations made | 648 | 2,855 |
| Events | 587 | 575 |
| Insurance | 152 | 152 |
| Bank charges | 10 | - |
| Memorial bench | - | 1,813 |
| | - | - |
| Total Payments | 3,891 | 6,275 |
| Net of receipts/(payments) | (531) | (2,581) |
| Funds at the beginning of the year | 6,322 | 8,903 |
| Funds at the end of the year | 5,791 | 6,322 |

Statement of assets and liabilities at the end of the period

| | to nearest £ | to nearest £ |
|---|--------------|--------------|
| Assets | | |
| Santander Current Account | 5,791 | 6,322 |
| NS&I (Closed & balance paid into Santander in 2024) | - | - |
| Petty Cash (Paid in to Santander during 2024) | - | - |
| Total assets | 5,791 | 6,322 |
| Liabilities | | |
| | - | - |
| | - | - |
| Total liabilities | - | - |
| Net Assets | 5,791 | 6,322 |

Prepared by: Nanthini Santhiapilla
 Signature: 
 Date: 24.03.2026

Audited by: ^KJayne Nicholls
 Signature: C. Jayne Nicholls
 Date: 29.03.2026

Planning Officer's Report for year ending 31st December 2025

Clive Lees, Planning Officer

Important Notice

Before undertaking any development or building work, please ensure you have obtained the necessary planning permission. Our team is always available to provide free guidance and support to members.

Executive Summary

This report provides an overview of key planning policy changes, recent developments, and enforcement activity affecting our area over the past year. Major national reforms to the National Planning Policy Framework (NPPF) are currently under consultation, with proposals including a permanent presumption in favour of development, urban densification, and streamlined local standards. If adopted, these changes are likely to result in more controversial planning decisions.

At the regional level, the London Plan is being updated, with a draft expected later in 2026. Locally, the Bromley Local Plan is also being redrafted to align with both the NPPF and London Plan, pending new housing targets from the Mayor.

Recent developments include confirmation that the Millwall Training Ground will remain as open green space and not sold for redevelopment, and the implementation of the Shortlands Village Conservation Area Appraisal and Management Plan, which sets strict guidelines for development and preservation of historic features.

Planning enforcement remains a priority, with twenty-five active investigations currently underway. Residents are encouraged to report unauthorised or unusual building activity to the Council to help maintain the area's character and ensure compliance with planning policies.

Members are advised to stay informed about policy changes, participate in consultations, seek guidance before starting any building work, and support enforcement efforts by reporting concerns.

Overview of Planning Policy Changes

National Planning Policy Framework ('NPPF')

A consultation is currently (at time of writing) underway regarding proposed change to the NPPF. These are: -

1. Permanent Presumption in Favour of Development

2. Building Homes Around Railway Stations
3. Urban and Suburban Densification
4. Securing a Diverse Mix of Homes
5. Supporting Small and Medium Sites
6. Streamlining Local Standards
7. Boosting Local and Regional Economies
8. Supporting Critical Minerals
9. Vision-Led Transport Planning
10. Better Addressing Climate Change
11. Conserving and Enhancing the Natural Environment
12. Positive Approach to Heritage Assets

If confirmed, many of these changes will result in controversial planning decisions in the future.

The London Plan

The London Plan, which guides development across Greater London, is currently being updated. A draft of the update may be available later in 2026.

Bromley Local Plan

The Bromley Local Plan, which shapes local development, is also being redrafted. While it reflects Bromley's unique circumstances, it must align with both the London Plan and the NPPF. At the time of writing, the draft is awaiting the London Mayor providing housing targets, but it is expected that a draft BLP will be published in mid-2026.

Key Point: All three policy documents—NPPF, London Plan, and Bromley Local Plan—determine how planning applications are assessed and decided.

Recent Planning Developments

Millwall Training Ground

The former lease for the Millwall training ground would have expired in March 2026. However, the previous owner of the freehold, Saint John's College Oxford, sold the freehold to Millwall, so for the time being it seems the training ground will remain as an open green space, protected (though not absolutely) by Metropolitan Open Land status.

Shortlands Village Conservation Area

The Shortlands Village Conservation Area Appraisal and Management Plan is now fully in force and an important planning consideration regarding potential development. The document highlights the features the Council aims to protect and provides guidance on acceptable and unacceptable forms of development.

Key Guidance:

- Changes to roof profiles (such as hip-to-gable loft extensions and large dormers) are generally not permitted.
- Removal of historic features, including traditional or original doors and windows, is typically refused.

Action Required: If you live in the Conservation Area and are considering building work, please read this document carefully!

Planning Applications

Numerous planning applications have been submitted throughout the year. Details of these applications are available on our website.

Planning Enforcement

Enforcement Activity

One of the principal ways residents can maintain the appearance of our area is to report to the Council building work that does not comply with stated policies. A rule of thumb is that if building work (including adverts, signs and banners, or work to trees) looks out of place or unusual, it may well be unauthorised, and possibly illegal.

LBB, and to a lesser extent the London Borough of Lewisham (LBL), have initiated a considerable number of planning enforcement investigations in our area. Currently, we are aware of twenty-five active investigations, though the actual number may be higher as Bromley is like Lewisham, no longer transparent about enforcement.

Of these twenty-five, at least two are heading for Court as they involve criminal activity. These are at 2a Downs Hill (felling TPO trees) and at The Chalet, Kirkstone Way (failure to tidy site when ordered).

Of the rest, the most common specific reason for enforcement is building fences and walls that are too high. We have seen several cases where the Council has refused retrospective permission for such fences/walls which decision has then been confirmed by an Appeal Inspector.

Importance of Enforcement

Enforcement is vital to address the harmful effects of unauthorised development. It serves to:

- Protect the credibility of the planning system and ensure fairness for those who comply with planning controls.
- Ensure that development is conducted in accordance with planning permissions and conditions.
- Guarantee that the adopted policies in the Bromley Local Plan are implemented.

Conclusion and Next Steps

- **Stay Informed:** Keep up to date with changes in planning policy and local developments.
- **Participate:** Engage with consultations, especially if you are affected by proposed changes.
- **Seek Guidance:** Contact the RVR, the Council of planning professional for advice/guidance before starting any building work.
- **Enforcement:** Report unusual planning situations to the Council.

Membership Secretary Report 2025-2026

Alastair Holmes

Membership updates: Keeping the association's membership database up to date is a big part of the Membership Secretary role, and the last year has had the usual in's and outs. I'm pleased to say that for the calendar year 2025 we added 16 new members, and ended up with 501 member households, down slightly from 510 driven primarily by members leaving the area, as well as a concerted effort to reach out to members and confirm engagement with those with whom we've had no recent contact.

It's great to see the continuing interest in the events and opportunities for community engagement that RVR offers through meetings every other month, as well as the myriad of other ad hoc activities in our community. We look forward to welcoming many new members in the rest of 2026.

Road Rep news: We also welcomed and taken on board a number of new road reps since the last AGM:

- Steve Hadley (Ravensmead Road & Riverpark Gardens)
- Hadyn Davies (Downs Hill and Downs Bridge Road)

I'd also like to thank Pete Saunders who stepped down in the year, and Euan McMaster who looked after Downs Hill and Downs Bridge Road on an interim basis early in 2025. In addition, the following road reps continue in post and ensure that all our membership areas are in capable hands:

- Vanessa Redhouse (Bracken Hill Lane /Close, Beckenham Lane & Highland Road)
- Philip Wolfson (Bromley Ave, Park Hill Road & Grasmere Road)
- Gonul Hussein (Crab Hill, Foxgrove Avenue, West Oak)
- Rosamond Eele (Farnaby Road 82+)
- Stephen Edwards (Oaklands Road, Spencer Road, Hawkshead Close & Lullington Garth)
- Rita Smith (Calmont Road, Ashgrove Road & Belgravia Gardens)
- Jane Doherty (Coniston Road & Ullswater Close)
- Nicki Martin (Elstree Hill, Erin Close, Tresco Close, Hillbrow Road, Kirkstone Way & Ullswater Close)
- Jaki Moody (Farnaby Road <82)
- Judy Adcock (Madeira Avenue even numbers)
- Anne Lancaster (Madeira Avenue odd numbers)
- Monica Wiltshire (Ravensbourne Avenue even numbers & Court Downs Road)
- David Mackenzie (Ravensbourne Avenue odd numbers)
- Clive Lees (Warren Avenue)

The work done by all our road reps through the year is much appreciated, and they provide our members with a friendly face in their immediate neighbourhood to foster the sense of community that is at the heart of what we do.

Why not get involved? While we thankfully have a full roster of road reps at the moment, no doubt there will be some vacancies emerge during 2026 - we'd love to speak to anyone interested in taking on the role of road rep to have people waiting in the wings for when a vacancy does emerge – a great way to get involved in RVR – please reach out to me or any of our officers if are interested to find out more. Perks of the role usually include an annual social with other road reps and street friends as well as the RVR committee – which has been a great success 2 years running.

Spread the word! Our association works very much on a word of mouth basis – so please do tell your neighbours we're here and encourage those who are not members today to join us and take advantage of the range of opportunities on offer to get involved, meet new people in the local community and build the sense of community we all can benefit from. The more members we have, the better work we can support the needs of the residents in our area.

Street Friends Report 2026

Nigel Foster

We have managed to meet up on seven occasions during 2025. We now meet in two locations either at Ravensbourne station or at the top of the path on Calmont Road between Warren Avenue Playing Fields and the Millwall training ground. The latter location has meant that certainly in the first quarter of last year we were able to view our planting efforts in relation to the bulbs that were planted in the previous autumn. I am pleased to say that once again the daffodils are starting to come out for this Spring.

In early summer, I contacted Glendale, the Lewisham contractors who were happy to supply their own bags so that we could collect rubbish from Calmont, Ashgrove and Coniston Roads. I hope to be back in contact with them soon so we can repeat this process.

We have seen a huge amount of growth in early summer from the bushes that encroach onto the path the end of Ravensbourne Avenue. This led to a really great session of hard work by all our volunteers, cutting back the bushes and trees.

We now also tend to leave a collection of rubbish bags by Christ Church on Highland Road after litter picking. On one occasion last year, this led to the gardener there, asking if we could pick up any litter on the church grounds – we were happy to oblige!

It's always a pleasure to get thanks from passers-by for all our hard work and even better when some of them agree to join us.

I would like to say a big thank you to all our volunteers for helping to keep our streets clean. Your efforts are really appreciated.

Roads & Traffic Group Report 2026

Andrew Lancaster

Other than the speed of some vehicles, matters often move very slowly when the London Borough of Bromley (“LBB”) is concerned. Last year’s AGM report referred to various measures which RVR jointly with Shortlands Residents Association had submitted to the council with a view to improving road and pedestrian safety for our residents. Unfortunately, LBB in its wisdom has so far declined to implement any of the suggestions contained in that detailed presentation so issues continue to arise in respect of the management of traffic around the Shortlands station junctions and speeding on a number of our roads, to mention just 2 specifics.

However, there are a couple of more positive notes:-

- There now appears to be an agreement from LBB regarding the need for one, or preferably two, pedestrian refuges to be installed on Crab Hill. Such installation should aid pedestrian safety in crossing this road which is often used as a cut-through, particularly at morning and evening commuter times, between London Road and Southend Road, whilst hopefully also helping to reduce the speed of traffic on that section of road. Funding should be forthcoming from the 2026/27 budget.
- The issues of inconsiderate parking on the unmade section of Ravensbourne Avenue – close to Beckenham Place Park – may soon be resolved. LBB appears to be considering a Restricted Parking Zone, having parking restrictions of similar timing to those on Crab Hill, with clearly marked parking bays on the western (park side) of Ravensbourne Avenue, and bollards along the eastern edge to prevent dangerous double parking and to restore the verge to its original wildlife condition as unrestricted parking has encroached on this area.

During the course of the year some vehicle speed checks have been undertaken by the police on Ravensbourne Avenue, although the police still struggle at times to meet the minimum 2 per month per ward official police speed checks promised by the London Mayor, ostensibly due to the police being redeployed on other duties within the wider Metropolitan Police area.

Some RVR members have additionally been able to join the Community Road Watch programme, assisting PCSOs with vehicle speed checks in several parts of the borough, although disappointing news was received towards the end of 2025 that this programme is drawing to a close due to a change of Met Police priorities.

The Group maintains representation on the Safer Neighbourhood Ward Panel, through which engagement with the police as regards traffic issues remains a key element. RVR members are encouraged to attend these public meetings, held every couple of months at St Mary’s Church, Shortlands.

The Roads and Traffic Group is committed to continuing throughout 2026 the investigation of traffic problem issues and making proposals for the improvement of the life of residents

within the RVR area. We remain grateful to our local councillors for their support in raising issues with LBB and look forward to continuing to work with them and the Police in achieving this aim.

In the event of residents becoming aware of a traffic incident, for example a collision, whether between vehicles, or involving a pedestrian, street furniture or private property (e.g. walls, fencing, etc), please complete the form to be found via the Roads and Transport tab of the RVR website.

If residents have other concerns of a traffic safety nature which they wish to draw to the attention of the Group these can be submitted by email to roadsandtransport.rvr@outlook.com