

MINUTES OF RVR AGM

5th March 2026 (Shortlands Golf Club)



Present:

Margaret Brearley, Clive Lees, Beatrice Osborn, Euan McMaster, Andrew Lancaster, Jacqueline St. Quinton, Denise Biffin, Judy Adcock, Mark Redhouse, Vanessa Redhouse, Cathryn & Bill Mitchell, Rosamond Eele, Denise MacDonald, Joel Kibazo, Jay Sharma, Terry Richardson, Sharon Richardson, Cllr Julie Ireland, David Page, Dolores Ealey, John Ealey, David Mackenzie, Cllr Michael Tickner, Gita Bapat, Cllr Chloe-Jane Ross, Nicholas Ansdell-Evans, John Fowler, Joanna Fowler Ian Rodgers, Amelia Pettitt, Denise Janes, Gillian Lees, Tom Illingworth, Nigel Foster, Markku Syvaniemi, Steve Hadley, Yasmin Winstanley, Rachel Glynn, Sarah Dalton, Mike Ricketts, John & Peta Clasper, Beatrice Osborn

Note: These **DRAFT MINUTES** are a record of the evening. However, they may be corrected (as needed) until approved at the next AGM. Members may flag queries or corrections at any time before the next AGM in 2027.

1	<p>Opening remarks & order of business Jazz music played by Roland Perrin greeted members as they arrived.</p> <p>The Chair welcomed the attendees and informed us of the complimentary refreshments (provided by RVR) – obtained from the bar upon presentation of a Drinks Voucher.</p> <p>Tribute to Leslie Watmore – RIP All those present were called upon to remember Leslie Watmore whom we lost on 2nd March. Several of us had known and met Leslie and his wife Wendy over the years. Among us were Clive Lees and Euan McMaster who had known him for over a decade. Clive knew Leslie in the early 2000s when Leslie was Chair of RVR (2008-2014), and Leslie subsequently handed over the Chair to Clive. RVR had been fortunate to have had such a gentleman lead the Association and Clive spoke of his respect for Leslie as a ‘gentleman’ throughout time that they knew each other. Towards the end of his life, Clive remarked that Leslie was calm, collected, serene and stoic – a ‘true gentleman right to the end and a thoroughly ‘decent man’. Euan recalled the Watmores generous hospitality to friends and neighbours at their home and their participation in local celebrations of national events. Euan continued the Watmore’s conviviality and in more recent times hosted (with Jay Sharma – our Vice-Chair) a garden party celebrating the late Queen’s Platinum Jubilee – which the neighbours attended. Euan recalled being recruited by Leslie to become Newsletter Editor, poignantly noting the sad coincidence that he was now resigning from this role. News of Leslie’s death is posted on the RVR website here. (In the News Section dated 03 March 2026.)</p> <p>Apologies The following members sent their apologies for absence: Carole & Alan Mullord, Monica & Dave Wiltshire, Cllr Felicity Bainbridge, Jane Nickalls, Cllr Gemma Turrell.</p>
2	<p>Guest Speakers: Gita Bapat – Samaritans Director, Bromley & Orpington branch – gave us an informative insight into the function and work of this country-wide charity(over 200 branches). The sobering statistics presented reflected the magnitude of the need for a service such as the Samaritans. Calls to the Samaritans can come from all over the UK; there tends to be spikes in the volume of calls at particular times of the year or as a reaction to world events that trigger despair in people’s lives. The organisation’s approach and its very valuable service to the communities that they endeavour to serve can be summarised as: Values: listening (no judgement, advice or solution); confidentiality; self-determination; human contact. Vision: empathy rather than sympathy; fewer deaths by suicide by those who get in touch. Volunteers: to man the phones at the centres – not to offer advice or solutions – but can point callers to bodies that can address their specific issue. For more detailed information about Gita’s presentation, please see her presentation slides for this talk on the RVR website - here .</p>

	<p>Dee Janes – Shortlands station Ticket Office</p> <p>This was a short tribute and an opportunity to say goodbye to Dee who has now retired from Network Rail. Dee has been a much valued 'institution' at Shortlands railway station – respected by members of the community as well as the police force. Dee Janes has received a commendation from the Police for her work with them in keeping the station environs safe and orderly for all who use the station. She has supported passengers, sometimes risking her own wellbeing in the process. Moreover, Dee's has been a dedicated fundraiser for a number of local and national charities, personally raising over £550,000 over the years. A physical reminder of her legacy will be the community garden that she created at the station, giving us all a pleasurable area of nature to enjoy. Ravensbourne and Shortlands residents associations showed their appreciation by presenting Dee with flowers and a cheque for some £800 raised from our crowd-funding efforts.</p>
3	<p>Interval</p> <p>A short break for refreshments was enjoyed by all – to the sound of live jazz from Roland Perrin. We then returned to the rest of the planned AGM programme.</p>
4	<p>RVR Committee Elections – as follows.</p> <p>Resignations: Treasurer – Sharon Richardson & Membership Secretary – Alastair Holmes</p> <p>Elected Officers: The following members were proposed, seconded and duly elected/re-elected in the following roles with immediate effect: -</p> <p>Margaret Brearley (Chair) – re-elected Jay Sharma (Vice-chair) – re-elected Euan McMaster (Membership Secretary) – newly elected Nanthini Santhiapillai (Treasurer) – newly elected Jacqueline St. Quinton (Secretary) – re-elected</p> <p>See our full team of elected officers - as well as our team of appointed officers - here</p>
5	<p>Approval of minutes of last meeting and matters arising</p> <p>Clarification, correction and details – as required. After correction the approved minutes will be put on the website here .</p>
6	<p>Chair's Report</p> <p>A round-up of RVR events and highlights of the past year was presented. Special mention was made of the regular attendance of at least one Local Councillor at our meetings – though usually two or three! Their attendance is appreciated as RVR members present are able to interact directly with them – the Councillors' interest and reassurance is much valued. The Chair acknowledged the work of elected as well as appointed officers. She praised and thanked them individually for their contribution. Full contents of the Chair's report can be found within the Consolidated Officers' Report on our website here</p> <p>A brief notice of events taking place over the next few weeks included: (1) the visit to Bethlem Museum of the Mind on Friday 20th March; (2) our local election hustings here on Wednesday 24th April; and (3) our next members' meeting here on Thursday 7th May, when our speaker will be Martin Stone, organiser of the best soup kitchen in north London and entrepreneur/innovator <i>extraordinaire</i> on behalf of homeless people.</p>
7	<p>Finances</p> <p>RVR is solvent, willing and able to support local causes. Sharon read out a short summary of our finances – as follows:</p> <p>Opening balance @ 1st January 2025 = £6,303.00 Closing balance @ 31st December 2025 = £5791.00 Deficit £467.00</p> <p>Overall we had £3,565 from members' subscriptions (i.e. 60% of the RVR membership). Sharon suggested a gentle reminder to neighbours who might be a little behind with paying their subscriptions – however, she stressed that we should remember that everybody is welcome to be a member, and therefore we request but do not push. Road Reps continue to encourage online payments when they visit households.</p> <p>Over the past year, RVR has funded various events (as detailed in the Chair's report): these have included an engraved plaque and refreshments for the inauguration of the Leslie Tucker bench in Beckenham Place Park; donations to organisations e.g. Greener & Cleaner, RAMP, Shortlands Development Fund to provide plants, the Christmas tree & Christmas lights and the Bromley Pearly King's chosen charity.</p> <p>Remarks:</p>

	<ul style="list-style-type: none"> • Our current Auditor – Jayne Nickalls – will continue in this post for another year. • The Chair hoped that attendees would agree that the increase of the membership subscription fee (from £5 to £10) was justified and that much of the revenue was ploughed back into the Association - for the good causes supported and for benefit of the members.
8	<p>Planning</p> <p>Our Planning Officer - Clive Lees - started his presentation with some nostalgic slides showing changes in the RVR area over the years – i.e. the Lodge Gate between the Bromley Court Hotel and the Park. An old building (the last picture in existence) was shown in context with other buildings such as Valley School. Other pictures showed how the site developed since 1863 to 1950s. Some road names are recognisable today but the roads themselves were then mere tracks. The pictures were obtained from the Historic Collection of Bromley Library and the maps used in the presentation were from the National Library of Scotland.</p> <p>Clive moved on to current times with examples of current planning issues e.g. a grassy area at the bottom of Downs Hill – land considered to be without an owner and is deemed to belong to The Crown – a buyer is being sought! It may prove difficult to sell and a tree preservation order may be placed upon the trees on the piece of land to avoid the site being fenced or used inappropriately.</p> <p>The next issue is a property in Coniston Road where a tall fence was erected without permission and changed the character of a previously open and green area to the detriment of the street scene. The owners were asked to remove the fence but have now been granted time to apply for permission retrospectively. Although the Council may grant permission, the time delay gives the community an opportunity to raise their objections. Clive acknowledged the assistance of Cllr Casey on this matter.</p> <p>Clive alluded to the difficulties of monitoring all aspects of building changes relating to the breaching of conservation area rules but stated that we can all assist in keeping an eye on our area by heeding this motto: <i>If it is too big, too unusual, seems wrong or odd in other ways – let the Planning Officer know!</i></p>
9	<p>Location & format of future meetings:</p> <p>No changes expected. Unless otherwise stated on agendas circulated beforehand, our meetings will continue to take place at Shortlands Golf Club.</p>
10	<p>Any other Business</p> <p>Shortlands Residents Association (SRA): Mike Ricketts (Chair) informed us of events for our diaries:</p> <ul style="list-style-type: none"> • Hustings to take place 24th April – a joint RVR & SRA event at the Shortlands Golf Club – in advance of the London Local Elections on 7th May. We are expecting representatives of all the main parties to attend. They will have approximately 7 minutes to explain their policies and priorities – after which they can be cross-questioned. • SRA AGM on 13th April. • Walks around Shortlands: <ul style="list-style-type: none"> – 9th May around South Hill Wood learning about the nature and history of this woodland. More information on this will be posted on the SRA website in the near future. – 27th June for Mike's usual guided walk around Ravensbourne/Shortlands area. <p>RVR interest:</p> <ul style="list-style-type: none"> • Our Vice-Chair, Jay Sharma, has organised a visit to the Bethlem Hospital for 20th March. Those wishing to attend should contact Jay. A £5.00/person donation was suggested for this event. • Beatrice Osborn (our former Vice-chair) completed a jigsaw puzzle of a Victorian map of the local area and thought attendees might be interested to see it. The jigsaw puzzle was set out on a spare table, allowing all to view the map and express their appreciation.

11	<p>Input from Councillors present</p> <p>As usual, we were fortunate to have some of our Local Councillors in our midst: Cllrs Michael Tickner, Chloe-Jane Ross and Julie Ireland to inform us and be made aware of our concerns.</p> <p>Cllr Tickner – traffic islands proposed and agreed for Crab Hill have been blocked by TFL and the Mayor of London. This is despite positive assessments by traffic engineers and agreement to the case made regarding slowing down traffic and help with crossing the road, agreement about parking bay removal to make the islands safe. We shall not be able to have them in the coming financial year. The actuary report to the Council indicates that the pension fund is well managed and 161% funded. The result is a saving of some £10m/year for 25 years to the Council taxpayers – possibly helping with Council Tax rates!</p> <p>Albermarle Road: there is now agreement to have parking bays opposite the Co-op at Beckenham Junction removed so 2 lanes of traffic can go right up to the lights. Tried again to get TFL to put in a green filter to enable Albermarle Road traffic to turn right but to no avail.</p> <p>Concern over concreting over the green belt: on 22nd March there will be a protest against the proposal to built on Hayes Farm – a large farmland area behind Bromley Football Club grounds. The protesters intend to walk around and share their resistance to the building of some 2,500 homes on an area categorised as agricultural green belt.</p> <p>On a lighter note: Cllr Tickner is the only one of 58 councillors who take groups of visitors on a free tour of the Civic Centre (opposite Bromley South Station). The tour includes the formal rooms of the Centre and visitors can see the portraits of previous mayors and the formal regalia of office. If there is sufficient interest, even groups of RVR members may be able to have a tour of the building!</p> <p>Cllr Ross</p> <p>An update re Albermarle Road – there is now agreement to reassess the three junctions and how these junctions can work together. TFL will not consider anything that affects the running of busses.</p> <p>Restaurant at Beckenham Place Park: an application had been submitted but not sufficiently robust (e.g. lack of environmental study, people management). The new application in the pipeline for presentation to Lewisham and Bromley councils.</p> <p>There was a ‘walkabout’ at Hayes Farm relating to the new development. Despite the beautiful environment, development may take place – assessment is with the Mayor’s office and it is not known when this will be concluded.</p> <p>Cllr Ireland (Bromley Town Cllr)</p> <p>Endorsed the public response to the Hayes Farm issues above. She also informed us of the cancellation of the John Lewis Tower at Waitrose. It is not clear what the next steps will be regarding this project.</p> <p>A short Q & A session with Councillors</p> <ul style="list-style-type: none"> • Re the golf Course: probably safe as the land is Metropolitan Open Land that entails protection. • Re Hayes Farm infrastructure plans (e.g. schools, hospitals): the developers are not bound to do this – it is down to the Council who are supposed to plan for these. • Re road crossing under the bridge at Shortlands: Traffic light management poor – affecting pedestrians. SRA & RVR made a group presentation but no response so far. Cllr Ross will endeavour to get it onto the TFL agenda. A comment was made that TFL’s priority is not to affect bus schedules.
12	<p>Closing remarks & socialising</p> <p>A round of applause was initiated by an RVR member to thank the RVR Chair and Committee for their work on behalf of the Association.</p> <p>We were reminded that the next RVR meeting would be the Members’ meeting on 7th May.</p> <p>After the Chair’s closing remarks, the attendees were able to resume their enjoyment of drinks and friends to the sound of jazz from Roland Perrin.</p>

Confirmation by the RVR Chair that these minutes are an accurate representation of the proceedings of the Annual General Meeting held on 5th March 2026.

Signed: Name: Date:

See below ...

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Signed: Margaret Breasley Name: DR. M.F. BREASLEY Date: 6th April 2026