



**RVPS ANNUAL GENERAL MEETING**  
**Thursday 2<sup>nd</sup> March 2017**  
**8pm Bromley Court Hotel**

**Reports**

**Working with the community**

- 1 Chairman's Report**
- 2 Treasurer's Report**
- 3 Planning Officers' Reports**
- 4 Roads and Traffic**
- 5 Community Projects and Tree Officer's Report**
- 6 Beckenham Place Park Representative's Report**
- 7 Membership Secretary's Report**

## **1. Chairman's report**

Clive Lees

This year, we have been consolidating various activities that were instigated in previous years. The uptake of our digital newsletter continues to increase whilst our procedures for administering the address list and distributing the newsletter itself have become more refined. We have had a second successful tree planting scheme in Warren Avenue, Downs Hill and Ravensbourne Avenue and Monica, our tree officer, has successfully coordinated a large group of residents to help maintain various roads. In this respect, the biggest project was to tidy up all the ivy spilling out of Beckenham Place Park in to Crab Hill.

We continue to support many residents in objecting to planning applications that are of importance to them. In this way, we have successfully promoted a greater understanding of planning issues to many residents thereby giving our community a strength in depth when it comes to understanding and objecting to unsatisfactory planning applications. Three applications were of particular importance this year:- the second refusal at Appeal for the redevelopment of Billingford in Elstree Hill; the refusal at Appeal for a new driveway at 20 Blyth road (which fronts onto Bracken Hill Lane) and two refusals at Appeal for the redevelopment of 61 The Avenue.

Our second 'garden party' at The Shortlands Tavern was a great success and well attended and this is now likely to be a permanent feature in our calendar.

As always, I must draw attention to the very significant efforts of nearly 30 people who are directly involved in helping run RVPS, not to mention those who get involved in the 'tree friends' or litter picking groups. Through their efforts and commitment, our area has and continues to be significantly improved.

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## 2. TREASURER'S REPORT

### INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31<sup>ST</sup> DECEMBER 2016

<b>INCOME</b>	<b>2016</b>	<b>2015</b>
	£	£
Members' subscriptions	1998	2389
Other donations	0	0
Interest from bank accounts	60	59
Miscellaneous	0	0
<b>TOTAL</b>	<b>2058</b>	<b>2448</b>
<b>EXPENDITURE</b>		
Photocopying	582	269
Office supplies	30	29
Newsletter	0	0
Postage	11	8
Telephone	0	0
Refreshments	416	294
AGM	165	175
Insurance	135	128
Community Projects	3100	500
Donations	0	0
Miscellaneous	42	219
<b>TOTAL</b>	<b>4481</b>	<b>1722</b>
SURPLUS / (DEFICIT)	<b>(2423)</b>	726

**BALANCE SHEET**  
**As at 31<sup>st</sup> December 2016**

<b>GENERAL RESERVE</b>	<b>2016</b>	<b>2015</b>
	£	£
Balance at 1 <sup>st</sup> January 2016	12611	11885
Surplus / (Deficit) for year	(2423)	726
Balance at 31 <sup>st</sup> December 2016	10188	12611
 <b>ASSETS</b>		
Cash at National Savings & Investment Account	8073	8013
Santander Current Account	1441	4169
Cash in hand	674	429
<b>TOTAL</b>	<b>10188</b>	<b>12611</b>

Signed by the Hon. Treasurer: (David Wiltshire)

Date:

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***Report by Auditor:***

I have obtained all the information I consider necessary to audit these accounts. The Income and Expenditure Account and the Balance Sheet agree with the accounting records kept and show a true record of the deficit for the Society's financial year ending 31<sup>st</sup> December 2016

Signed by the Hon. Auditor: (Pura Atkinson)

Date:

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***Accounts and Balance Sheet approved by the AGM***

Signed by the Chairman: (Clive Lees)

Date:

## TREASURER'S REPORT

On the Accounts for the year ending 31<sup>st</sup> December 2016

There was an overall deficit for the year of £2423 and the General Reserve was thereby decreased to £10188.

### **On the receipts side:**

Subscriptions received for the year decreased slightly as compared to 2015, but is more in-line with 2014. The income fluctuations are due to receipts for one year's subs being collected and entered in the following year which slightly distorts the income figures.

- Interest from National Savings and Investment Account was £60.00 for the year and was automatically added to that account.

### **On the expenditure side:**

There has been a significant increase in expenditure in 2016, due to several factors.

- The RVPS Farnaby Road Tree Project in partnership with LBB phase 1 was invoiced and paid in 2016. The agreed £3000 payment has resulted in a deficit of £2423 for the year. The Tree Project phase 2 payment of a further £3000 will be due in the 2017 financial year.
- RVPS made a £100 Community Project payment towards the maintenance, storage and installation of the Shortlands Village Christmas Lights.
- Once again in recognition of the commitment and dedication of the Road Reps, RVPS funded a Garden Party at the Shortlands Tavern during the summer at a cost of £48. The day was also supported by LBB Councillors, Harmer, Dykes, Tickner and Rutherford and the gathering was used to formally present the £3000 cheque for the Farnaby Road Tree Project.

Pura Atkinson has now retired from her role as RVPS Accounts Auditor. Her last duty was to review and approve the 2016 accounts. I am sure you will join me in thanking Pura for her dedication, help and advice over the previous six accounting periods that she has acted as auditor, and wish her well for the future. The auditor role has been accepted by Mr Alan Williams, 8 Crab Hill, Beckenham. Alan is a retired Finance Director for Hays Storage.

At £ 10188 the General Reserve remains in a healthy state and I recommend that the present level of subscriptions, at £5 per household, be maintained, with senior citizens and members in special financial circumstances subscribing as they feel appropriate.

David Wiltshire (Hon. Treasurer)

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### **3. Planning Report**

Richard Thomas

In the past year there has been a number of significant planning applications/decisions, in chronological order:-

20 Blyth Road – the appeal against the refusal of planning permission was rejected on the grounds of the threat to highway safety and the consequent conflict with the Development Plan policy.

60 The Avenue – a fresh application has been submitted for a new scheme for the construction of 2 large houses following the rejection of the scheme for the flats. A decision is awaited.

Oaklands Court carpark – an application has been submitted for the construction of 3 townhouses behind the existing flats. The Society objected principally on the grounds of back garden in-filling. A decision is awaited.

2 Riverpark – an appeal against the refusal of planning permission has been allowed so that a number of flats will replace the derelict shop and garages.

81 Ravensbourne Avenue – an appeal against the Council's refusal to allow the initial proposal has been submitted although it is not possible to find out on what grounds the appeal has been made.

13 Calmont Road – an appeal has been lodged against the refusal of planning permission for the construction of the dwelling house at the rear of this property

As usual I have restricted myself to new applications, not variations on permissions already granted or the conditions attached to those permissions. Likewise applications for change of use such as the application by Bromley Court Hotel to use two rooms as a temporary test centre.

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### **4. Roads and Transport Report**

Andrew Storey

#### Crab Hill Parking

The major item on the agenda for Roads and Traffic in this year has been the introduction of the Pay by Mobile parking at Ravensbourne Station and the knock-on effects. After consultation with Bromley Council staff, who were happy to accept some of our suggestions, Crab Hill, the end of Ravensbourne Avenue, and the eastern end of Foxgrove Road were marked with new, clearly defined parking bays and new sections of double yellow lines. Unfortunately, since the introduction of the scheme, there has been very little take-up of the 45 pay spaces (apparently averaging the low teens every day) and an increase in parking on the unrestricted roads around the station. With so few cars parked, it would appear that vehicle speeds have increased and the rat-run is now even better for drivers! The scheme is due for review at the end of March, after 6 months of running, and I shall be suggesting to the council that we try to fill the spaces with reduced fees, a reduction in chargeable hours or a combination of both. The ideal would be full spaces with the new double yellow lines allowing a reasonable flow of traffic.

I continue to await responses from Bromley re the 'pull-in space' outside the station; the empty sign post that has been erected outside Pine View; and the HGV route signing that still sends HGVs towards Ravensbourne station from Shortlands.

#### Bakerloo Line Extension

Following an earlier consultation to which we responded, TFL are planning to extend the Bakerloo Line as far as Lewisham only, with the possibility of future expansion towards Beckenham. There is currently a consultation on this shorter extension.

## **5. Community Projects and Tree Officer's Report**

Monica Wiltshire

This year sees the completion of the community tree projects run by RVPS in collaboration with Bromley Council. This has meant a total of 46 new street trees in Farnaby Road, Ravensbourne Avenue, Warren Avenue and Downs Hill between 2014 and 2016. This was celebrated at the RVPS Garden Party on Saturday 30<sup>th</sup> July 2016 with a ceremonial handing over of a cheque for £3,000 to Councillors Harmer, Dykes, Tickner and Rutherford. A further £3,000 as our final 50% contribution will be made later this year. Many of the tree ties are tightening which shows the trees are well established and growing well.

### Tree Friends

The RVPS Tree Friends group is now well established with 20 members on the data base. A second training session was led by Mark Byfield, Arboricultural Officer, London Borough of Bromley on 23<sup>rd</sup> May 2016 and tree friends now have responsibility for an allocated street. Any issues are reported to the Tree Friend Co-ordinator Monica Wiltshire who liaises with Bromley Council over jobs to be done using a monthly action plan. Two tree friends attended a reception for volunteers at Bromley Council in July which was a nice acknowledgement of our efforts. We have recently embarked on a couple of group tree projects including cutting back the bramble and ivy on Beckenham Place Park fence which was encroaching on to Crab Hill pavement and the second to tidy up the triangle of common ground at the junction of Ravensbourne Avenue and Downs Hill. All in all, 27 purple sacks were filled with a real sense of achievement and community spirit. The next tree friend group project will be held on Sunday 19<sup>th</sup> March to finish off work in Crab Hill and carry out any other suggestions that come forth.

### Tree Issues

We continue to monitor replacement trees where there has been a planning application requirement to fell a tree, currently at 7B Oaklands Road, 74 and 92 Madeira Avenue.

We have successfully objected to planning applications to fell trees at 76 Coniston Road, 2A Downs Hill and a rare, landmark Tulip tree outside 66 Madeira Avenue.

Some residents in Calmont Road were concerned about overhanging trees from Millwall Training Ground on to the pavement and on raising this matter with the club secretary arrangements were promptly made to prune the 32 trees which has been done to everyone's satisfaction.

Plans for trees in the regeneration of Beckenham Place Park have been shared on the RVPS website and newsletter and an article on the plight of Horse Chestnut trees will go in the next newsletter.

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## 6. Beckenham Place Park Joint Working Party Representative's Report - 2016 Leslie Tucker/Euan McMaster

In the last year, for the first time in all the years the Society has been represented on the BPP Working Party, real progress is being made on the regeneration of the park. On 14<sup>th</sup> December 2016, the Heritage Lottery Fund approved the Round 2 funding bid for the regeneration. This means the Parks for People funds of a further £4.7m for the park and the homestead restoration are now confirmed, and the restoration of this wonderful, rich open space will become a reality!

Actual change on the site began in the park in early November when the golf course was closed and RJK Properties Ltd took on a short term lease in the mansion. Sydney Thornbury is managing the Mansion for the next 22 months for RJK Properties on lease from Lewisham. This will mean that the mansion will have a useful purpose whilst the long term management of the mansion can be decided and planned. The café has been refurbished and the external toilets have been reopened and cleaned up, to ensure that toilets in the park are open throughout daylight hours, even when the mansion is not. Unfortunately, these do not include disabled facilities at this time – though it is often possible for users with disabilities to be let into the mansion to use the facilities there. Together with RJK Properties, Lewisham Council put on the Christmas event 'Festival of Lights' which was a wonderful festive celebration. Around 1500 people came which was significantly more than expected. This unfortunately caused some parking and crowding issues on Foxgrove Road due to the wrong post code being printed in the publicity material. The post code has been corrected and will in future direct people to the entrance gate on Beckenham Hill.

A second, Cyclocross, event was held on 27<sup>th</sup> December by Beastway Org in conjunction with Lewisham Council. It was deemed a great success although some concerns have subsequently been aired at one of the new forums which have replaced the BPP Working Party, mostly relating to "off track" cycling causing environmental issues. The Regeneration and Asset Management Project Manager, Alison Taylor, who chairs the forums, promised to address these concerns in planning future events in the park. Sydney Thornbury has exciting plans for events in the mansion house. Details of her plans and much other information about future events in the park can be found on Lewisham Council's website.

An article by Sydney Thornbury has also been published on the website of the friends of Beckenham Place Park, which also has details of events organised by the friends. Lewisham Council have submitted further planning applications relating to the proposed regeneration of the park.

Of particular interest are Application Ref. No: [DC/16/098117](#) which includes a plan of the proposed lake and Application Ref. No: [DC/16/099042](#) which is supported by two documents.

They are:

Archaeological desk assessment;

Conservation management plan – archaeology.

The first of these is a large document that includes a selection of maps of the area, both old and new. Greenwood's map of Kent from 1821 shows a number of notable properties in the Southend area, including Beckenham Place, Bromley Hall, Warren House and Plaistow Hall.

The second document contains sections on the heritage of the park and on the current character and condition.



## 7. Membership Secretary's Report

Linda Müller

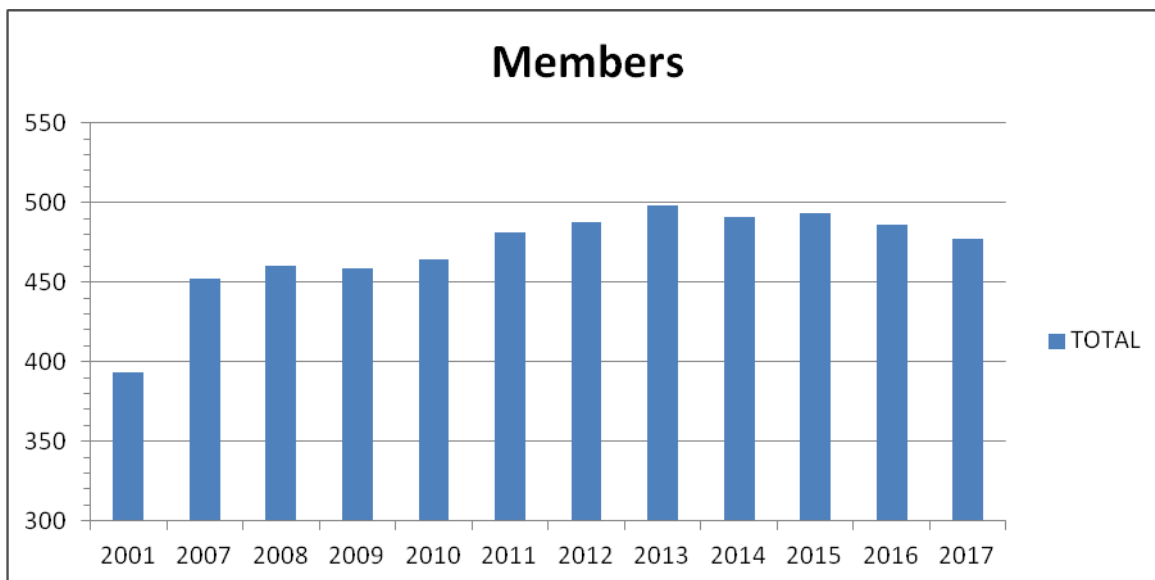
Membership numbers have dipped again slightly this year, from 486 households in 2016 to 477 today. Rather than meet the magical number of 500, the trend seems to be in the reverse direction. Perhaps a strong campaign in the summer – when all our newly planted trees are flourishing – might bring knowledge of the Society to more people and result in new members.

The total number of non-payments was 48 households or 10 % in the year 2016/2017. I think this figure reflects the fact that one or two of our road reps are not in the best of health and are finding it increasingly difficult to deliver newsletters and collect subs. A road rep needs to invest a little time and footwork 4– 5 times a year but is amply rewarded by good, fresh air and the chance to meet many new neighbours. If anyone would like to help, please let me know.

The number of members receiving newsletters by email is rising steadily and stands at 290 members or 60 % of the total membership. Just to remind you, the number following our initial inquiry in Autumn 2013 was 95 members or 20 %.

Finally, thank you as always to all our road reps for their time and efforts; we couldn't manage without you!

Linda Müller  
27.2.2017



### MEMBERSHIP SUMMARY by YEAR

	<b>2001</b>	<b>2005</b>		<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	2016	<b><u>2017</u></b>
1. Bracken Hill / Highland Rd <i>Linda Müller</i>				21	24	24	23	23	26	27	<b>26</b>
2. Bromley Ave / Grasmere <i>Leslie Tucker</i>	43	44		31	34	34	37	34	36	34	<b>32</b>
3. Calmont Rd / Ashgrove <i>Rita Smith</i>	21	18		22	23	25	26	25	26	25	<b>24</b>
4. Coniston / Ullswater <i>Sandra West</i>	26	23		23	26	29	30	29	29	29	<b>29</b>
5. Downs Hill / Crab Hill <i>Wendy Watmore</i>	58	55		64	69	70	75	74	71	68	<b>68</b>
6. Elstree Hill / Hillbrow <i>Roger Legg</i>	13	15		16	17	17	19	20	22	25	<b>25</b>
7. Farnaby Road 1-81 <i>Anna Koffer</i>	39	31		30	31	31	33	24	24	24	<b>24</b>
8. Farnaby Road 82 + <i>Kay Shaw</i>	19	23		23	23	23	21	29	28	27	<b>24</b>
9. Madeira Avenue <i>Brian Atkinson</i>	34	90		93	93	95	91	90	89	90	<b>90</b>
10. Oaklands/Spencer Rd <i>David Page</i>	27	29		24	30	30	31	31	30	28	<b>27</b>
11. Ravensb.Ave/evens <i>Monica Wiltshire</i>	35	36		39	39	39	41	42	42	41	<b>39</b>
12. Ravensb. Ave/odds <i>Ann Freiter</i>	25	26		27	23	23	22	20	20	20	<b>20</b>
13. Ravensmead Road <i>Pete Saunders</i>	33	27		27	23	22	22	23	24	24	<b>24</b>
14. Warren Avenue <i>Carol Davidson</i>	20	19		24	26	26	27	27	26	24	<b>25</b>
<b><u>TOTAL</u></b>	<b>393</b>	<b>423</b>		<b>464</b>	<b>481</b>	<b>488</b>	<b>498</b>	<b>491</b>	<b>493</b>	<b>486</b>	<b>477</b>