

Green Street Green Village Society



ANNUAL GENERAL MEETING

12 MAY 2017

GREENWOOD COMMUNITY CENTRE at 7:30 pm

DRAFT MINUTES

The Chairman, Bob Trott, welcomed many Village Society members and guests to the Meeting, particularly ward Councillors Keith Onslow and Lydia Buttinger and Safer Neighbourhood Team officers, PC Phil Bradley and PCSO David Lillywhite.

He introduced the officers: Bob Mills (Vice-Chair), Alan Garelick (Greenwood Treasurer), Colin Warner (Society Treasurer) and Margot Rohan (Secretary).

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Chris & Esther Arnold, Peter & Sheila Brown, Ken & Rosemary Bullen, Nigel de Gruchy, Chris Fleming, Stephen & Jo Gates, Richard Gibbons, Sharon Luck, Elinor McIntosh, Ruth Sharp, Linda Sokoloff and Jenny Thornton.

2. **MINUTES OF AGM HELD ON 13 MAY 2016**

The Minutes of the AGM held on 13 May 2016 had been posted on the website and copies were available at the meeting. Agreement of the minutes as a true record was proposed by Kim Botting and seconded by Eddie Sims and the meeting agreed them unanimously.

3. **MATTERS ARISING**

- The IT4 Charity application to Awards for All was rejected. We may go back next year and apply without their assistance.
- Toilets site – no news – not sold on – no response to emails.
- Car Sales site – application rejected (Tony Bradley reported no further car sales and work is going on inside)
- Goal Posts painted.

4. **TREASURERS' REPORTS**

Audited accounts were posted on the website and some copies were circulated at the AGM. Copies are filed with the Master Minutes.

4.1. GREENWOOD COMMUNITY CENTRE

Alan Garelick presented the report:

- Rents receivable – increased due to new rates, even better raffle funds
- Cleaning costs – outside contractor took over so costs rose
- Gas/electricity – utility company overcharged and gave bonus for problems – next year between £2-2,500
- Rates/Waste collection/Water – slight increase – trying to get reduction in waste for being charity but without success. Rates down – amount next year will be lower than this year. (80% reduction + further 20% of balance)
- Repairs/Maintenance – Lower costs this year
- Legal fees – CIO and for new pre-school contract
- Bank balance – current £14,070.67

The Accounts were agreed. Proposed by Tony Bradley and seconded by Mike Botting. The meeting voted unanimously in favour.

4.2. GREEN STREET GREEN VILLAGE SOCIETY

Colin Warner, presented the Report:

- Income £1315 compared with £1323 last year
- Newsletter – larger publication in October
- Bought a new shed
- Spent extra £2,000
- £5,000 bank balance
- Gifts for Committee members retiring

No questions were raised.

The Accounts were agreed. Proposed by Brenda Newman and seconded by Dr Brian Philp. The meeting voted unanimously in favour.

5. CHAIRMAN'S REPORT

The Chair's report had been posted on the website and copies were circulated at the AGM.

Bob Trott gave a verbal summary:

- Need quite a lot of work to do on hall – a leak and a number of items not completed
- Crofton School pointed out some things required for Ofsted inspection
- Finally we have resolved Charity Commission issues to have a governing document – CIO. Some legal costs to change over ownership of hall from trustees to CIO – no further need to advise when trustees change.
- Pre-school required licence, involving legal fees.
- Pre-school has lease for mornings and afternoons 8am-4:45pm (school hours are 9am-4:30pm)

Brenda Newman queried whether having the school was economic with all the additional costs. She was advised that the income will be doubled and the work needed is not specific to the school.

We need to check for Legionnaire's Disease, asbestos and PAT testing.

The contract includes 3 months' notice either way.

The Chair also announced that the City Bridge Trust have agreed £890 grant for audit to investigate extending the hall and installing a disabled toilet. We were hoping to find a local company who could also do architectural plans. Barrie Newman advised that he can provide details of a good local architect.

Joyce Lowes, who lives in the adjoining cottage, would like to be consulted regarding the changes. She claimed that extending would restrict her view and cause difficulty reaching her section of the roof which goes over the hall.

The Chair hoped that the whole toilet area can be revamped to include a disabled toilet without extending but the project will take a long time. Once the audit is done, the charity can apply for funds and that would take a further 6 months.

Janet Stacey mentioned that Chris Arnold has approached Homeworks in World's End Lane to give a quote for the audit.

The Chair has had discussions with the Chair of Pratts Bottom Village Hall and we would only need one disabled toilet, which is what they have.

The report was accepted. Proposed by Kim Botting seconded by Barrie Newman. It was agreed unanimously by the attendees.

6. **ELECTION OF OFFICERS AND COMMITTEE**

Chair announced proceeding exactly as in previous years but proposing changing Constitution regarding election of officers, to clarify it.

The following Committee members had agreed to restand:

- Chris Arnold
- Esther Arnold
- Kim Botting
- Elizabeth Downie
- Tamara Galloway
- Alan Garelick
- Bob Mills
- Meriel Mills
- Margot Rohan
- Gill Russell
- Dot Ryder
- Eddie Sims
- Janet Stacey
- Colin Warner

Proposed en bloc by Dr Philp and seconded by Margaret Lawrence. Unanimously agreed by the attendees.

Richard Gibbons was not present and had not indicated whether or not he was prepared to stand for re-election. He can be co-opted onto the Committee later, if he wishes.

The following members were co-opted onto the Committee during the year or stood for election at the AGM and were duly elected:

- Elinor McIntosh
- Margaret Lawrence
- Brenda Newman
- Mike Botting

Proposed by Kim Botting and seconded by Barrie Newman. Unanimously agreed by the attendees.

Bob Trott retired as Chairman and is moving away from the area.

One nomination for Chair had been received for Margaret Lawrence, proposed by Kim Botting and seconded by Margot Rohan. She will also continue to be Hall Bookings Secretary.

The Meeting then elected officers as follows, the current office holders (apart from the Chair) having agreed to re-stand and there being no other nominees:-

Chair:	Margaret Lawrence
Vice-Chair:	Bob Mills
Village Society Treasurer:	Colin Warner
Secretary:	Margot Rohan

Proposed en bloc by Margaret Lawrence and seconded by Kim Botting (apart from Chair, as above). Unanimously agreed by the attendees.

Barrie Newman proposed a vote of thanks to Bob Trott for his excellent work as Chair.

Honorary Auditor: Stephen Gates had advised that he was agreeable to being re-elected.

Proposed by Margaret Lawrence and seconded by Meriel Mills. Unanimously agreed by the attendees.

7. THE GREENWOOD COMMUNITY CENTRE CHARITY

Margot Rohan explained about the resolved situation with the Charity Commission.

The Greenwood Centre Treasurer is Alan Garelick, one of the Trustees of the Greenwood Community Centre. This is no longer a Village Society officer, as the charity has a separate governing document and is a separate entity from the Village Society. However, the trustees will continue to report to the Society AGM and keep the Society Committee updated about the hall.

Tony Bradley raised the question of the CIO and constitution and Margot Rohan explained that up until now, the governing document of the charity was the 1958 lease, which gave the trustees no powers to change anything and was invalid since the property was purchased by the Association in 1982. After asking for legal help and other advice, eventually the Charity Commission agreed to provide the charity with a scheme. Once that was done, the trustees were able to change to a CIO, which means the company owns the assets and the trustees are directors and not individually liable in the event of any legal action.

The Society Constitution changes now include the updated situation, with the Charity having a separate governing document, which is available to view on the website [here](#).

The Constitution can be viewed on the website [here](#) - paragraphs 3.3 and 4.5 have been altered. 4.5 clarifies the election of the Committee and the officers then being appointed from Committee members.

Proposer for Constitution changes: Margaret Lawrence. Seconder Kim Botting. Unanimously agreed.

8. ANY OTHER BUSINESS AND OPEN FORUM

Mini-roundabout:

There have been a number of recent incidents – particularly one head on collision a week ago, where a driver went over the roundabout without stopping and wrote off the car driven by Marjorie Parker, with Brenda Newman as a passenger, which was exiting from Glentrammon Road.

Councillor Keith Onslow mentioned that there were similar problems at Stapleton Road. The situation has been reported to traffic officers to get them out to see what can be done. The accident statistics only list 3 injury accidents – damage only accidents are not included. Other accidents happen there which never get reported. The experience at Stapleton Road led to extra devices being installed. Some work was done 10 years ago. He will come back and report. Stapleton Road took about 2 years. There is a vehicle activated sign coming from the Crescent and a sign (rather small) indicating the roundabout going towards Orpington.

Barrie Newman mentioned that, when he was on the road safety panel, before the roundabout was introduced, traffic lights were suggested but were considered too expensive as it was not an accident black spot.

Councillor Onslow confirmed that traffic lights were unlikely to be put there as the accidents statistics do not support it and there is also an issue with TfL about maintenance. Accident statistics are what are used to assess whether there is a traffic issue requiring action. The central bump cannot be raised any more as it would cause problems for buses.

Margaret Lawrence remembered that years ago the slip road went in front of Brittenden Close up to the A21. Stopping lines were at the end of the slip road from the A21 and the bottom of Glentrammon Road.

Councillor Onslow explained that mini-roundabouts are put in to create uncertainty and slow traffic. Road Safety posters have worked quite well. A number of fairly low cost measures can be taken. However, one cannot design out people's stupidity!

Tony Bradley pointed out that the shrubbery by the Village Sign needs cutting back as it restricts sight lines from the slip road, looking along the High Street.

Councillor Onslow suggested any issues should be reported to the Council.

Eddie Sims suggested the bus stop on the slip road should be removed. Drivers change there and it causes obstruction.

Kim Botting stated that, as a resident of nearly 40 years, she is passionate about the roundabout issue. She has received several emails from residents complaining about the roundabout. People are driving over the roundabout and do not give way to traffic from the right. Where the flashing 30mph sign towards Waitrose is, perhaps there could be a sign saying 'roundabout, give way to traffic on the right.' We need to educate people better. There have been a lot of damage only collisions there but they do not get reported to the police.

Brenda Newman expressed great concern about the number of children crossing the road near that junction, to change buses. Something needs to be done about the junction, not just for drivers but for children also.

Kim Botting – traffic management team will be inspecting.

Joyce Lowes asked about making the roundabout larger.

Cllr Onslow explained that, if it is made bigger, it will have to encroach on the green, which is common land.

Cllr Lydia Buttinger thought that people think it is the main road, so it would be best having more warning signs leading up to the roundabout – dragon's teeth etc. This would help traffic to slow down before they reach the roundabout.

The Traffic management team will do a full assessment and then a decision will be taken.

Margot Rohan agreed to provide a reporting device on the website so people can report all accidents which occur at the roundabout.

Village signs

What we originally asked for (4 years ago) will be here very soon – some are already installed and more are coming. There are signs coming into the village from the A21 roundabout and there will be signs on the slip road from the A21 and also coming from the Crescent.

Street Cleaning

There has been some recent input and improvements have been noted. The Council pays for the High Street to be cleaned daily by the contractors (Veolia). However, the area around Waitrose belongs to Waitrose.

Brian Roberts, a resident for 7 years, mentioned the difficulty of cleaning between cars. Tony Bradley queried why the Council does not use industrial cleaners to suck rubbish from under parked cars.

Cllr Onslow advised that there will be deep cleans later this year in the High Street. He asked for Windsor Drive by the station to be cleaned and it will be done over the coming weekend. The contractors do work over the weekend when traffic is lighter.

Cllr Buttinger mentioned that there are a few different options – we could ask for evening, weekend cleans or, where cars are permanently parked, litter picking between cars. She will put the High Street on the list – perhaps for a hand litter picking or weekend clean.

Old milestone outside Waitrose

We are not sure who is responsible for this.

Coal posts – These are the responsibility of the City of London and they have been painted.

Summer Fair on the Green on 10 June:

Volunteers were requested for help manning the Society stall between 11am and 4pm. Brenda Newman and Margaret Lawrence volunteered. A rota will be posted in the Dropbox folder, for people to fill in or advise by email/phone if they are willing to do a stint (anything from half an hour upwards will be appreciated).

The Priory:

Margot Rohan gave a brief update:

- V22 taking over management of the building but contract/lease with LBB not yet completed
- OPCH working with V22 to ensure community access continues
- Further updates will be posted on the website.

Police report (PC Phil Bradley)

People are not giving away to traffic on the right but we are keeping an eye on the roundabout.

Website (see [instructions on accessing](#))

If you haven't visited our website recently, the new Metropolitan Police Service website has now gone live: <https://beta.met.police.uk> The new website is mobile friendly, and packed with useful features enabling you to report crimes and road traffic incidents, obtain advice on a number of topics, request information, review crime statistics, and give feedback.

Typing your postcode in to the appropriate box takes you to your local teams page, where you can see local crime statistics, advice relating to the prominent crime types, and information from our Twitter and Facebook feeds.

Social Media

We also now have a Twitter account for the ward: **@MPSchelsfield** (@MPSchelsfield&PrattsBottom wouldn't fit). We will be posting a variety of things on our Twitter feed, such as upcoming local events, and information of use to local residents. The Police teams for every ward in London will be using Twitter as a means of letting residents know what their local officers are up to, so if you don't live in this ward you will still be able to find a Twitter account for your local team.

British Transport Police text service - 61016

On the 7th March the British Transport Police (BTP) text service 61016 celebrated its fourth birthday. During the four years it has been active over 62000 text messages have been received by the BTP control room, and yet some of you reading this probably didn't know it existed or what it was for. Have you ever witnessed an offence taking place on a train, but felt like you couldn't call the police in such a confined space? This service is for situations like that. The service enables you to discreetly contact police about issues on the train or tram network. Text **61016** to report violence/disorderly conduct on trains, where you do not wish to draw attention to yourself by telephoning.

Ward Promises

We have Ward panel meetings are quarterly. New members will be very welcome. Meetings are in the Baptist Church hall on the corner of World's End Lane. The promises set at the April ward panel meeting were: Personal Safety (Elderly/Vulnerable Residents), and Neighbourhood Watch.

We have started to receive referrals from members of the community who are concerned about some of our older or otherwise vulnerable residents. These have resulted in us visiting and providing advice and reassurance to the potentially vulnerable person and their friends, family, or neighbours. We have also put them in contact with other organisations who may be able to assist them. If you have concerns about a friend, relative or neighbour on the ward who you think could benefit from some input around personal safety or crime prevention, please tell us. NHW - you are part of a well organised Residents Group, as a road contact you are already doing everything a NHW coordinator would do or more. We have produced a simple guide to setting up a NHW scheme, if anyone has any questions about NHW we are happy to discuss it with you.

Bike Marking

There will be bike marking events across the borough over the coming months, including at the St. Christophers Hospice Wild West Fair in Green Street Green on 01/07/17. To find your nearest event keep an eye on our Twitter feed. If you can't make it to one of these events, but would like your bike marked please contact us to arrange it. See www.bikeregister.com for details.

The New pre-school

The Chair explained Gill Russell and Lesley Wittey are continuing with Crofton Academy Trust. Telephone and broadband will be installed once issues with BT are resolved. The school was told they have to put up a new pole with 80m of cable, which would cost £1000 so is not viable. However, Joyce Lowes in the cottage adjoining the hall has a telephone so it is not clear why there is a problem.

Public realm improvements (see [flyer](#) – can print 2xA5)

Cllr Buttinger announced that money is available for the public realm to smarten up shopping areas. Traders have to apply through ward Councillors but the Village Society should be able to apply, with the support of the local businesses. Support is offered up to about £2,000. £250,000 for LBB total – 30 June application date. It is a one-off grant and local businesses have to maintain the improvements, where needed (watering flowers etc). In Orpington, Orpington 1st pays for all the High Street displays etc.

Suggestions:

- Hanging baskets from poles?
- Get community members to maintain flowers/tubs etc.

Cllr Buttinger referred to the suggestion of having a bench outside the hall, which is on LBB land (handed over from the Association to Orpington Urban District Council) – the issues are of who will be responsible for maintenance and what happens if there is an accident.

Van parking on pavement outside Queens Head

Barrie Newman raised this issue, as it causes visibility issues for drivers coming out of the car park. However, there is unrestricted parking at that point. Regarding parking on the pavement, this is an LBB enforcement issue.

402 route from Bromley to Dunton Green being cut

Elizabeth Downie advised that Arriva is cutting out this part of its route from July 23rd and will only operate between Sevenoaks and Tunbridge Wells. See website: www.arrivabus.co.uk/402

The Chair presented Eddie Sims with a gift and card for all his work as Centre Manager. He is retiring but continuing on the Committee.

Bob Mills presented Bob Trott with a gift of wine and a card, as this was Bob's last meeting. He had been Chair since April 2014. His experience in aviation has been invaluable with Biggin Hill Airport issues. The Charity Commission issues were finally resolved on his watch and the Committee is indebted to him for all he has done.

The Meeting closed at 9:35pm, followed by refreshments.