



Preserve the best and improve the rest

RVR ANNUAL GENERAL MEETING

Thursday 4th March 2021, 8pm

Meeting online via Zoom

REPORTS

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

1. Chairman's report

Clive Lees

As ever, I would like to start by thanking all the elected officers, the appointed officers and our road representatives who have all helped make the society run effectively and efficiently to support our community. I'd also like to recognise the support of all our elected Councillors of whom I would particularly want to mention Councillors Tickner, Dykes, Harmer and Mellor. We have had a lot of interaction with these Councillors over the year and it is much appreciated.

A lot of information is of course available on our website but I would particularly want to draw attention to the following matters: -

HR admin and related matters

Because of Covid, most of our meetings in the year have been online. These have been remarkably well attended, and it has also driven the innovation of having slide shows to better showcase our activities.

During lockdown, we have taken advantage of the time available to overhaul our membership system which is now fit for purpose. Previously our record keeping was a hodgepodge of records having its origin in the days when records were kept on paper. We hope you will notice the difference.

Covid has resulted in people shifting away from using cash meaning that collecting subscriptions at the doorstep is likely to be less convenient to members. We have therefore made available the opportunity for members to pay by bank transfer should this be preferable to them. Please watch out for further information in this regard

Our twitter account <https://twitter.com/RVResidents> has been very popular this year and we have gained more than 200 followers. Do please follow us because this is a key method by which we disseminate information about our area.

Environment matters

There have been a series of reports in the national press this year highlighting the dangers of particulate pollution especially the dangerous effects of wood burning stoves, not just outside the house but also actually in the house in which the stove is situated. We would urge everyone to be mindful in their use of wood burning stoves and especially, only use those which are approved and use only dried wood.

Snow clearing and litter picking has been very evident this year – thanks to all members who took part. If you would like litter pickers, please contact us.

Personnel issues

We have seen several changes in our volunteer force this year with people moving on etc. Mostly these are highlighted elsewhere in this report except to mention that Judy Adcock, who has long tolerated the Chairman, is stepping down from the role of Secretary at the AGM. I am very grateful to Judy for keeping the administration in connection with our meetings in order. We would be very grateful should anyone wish to volunteer to take over. We are of course very grateful to all our volunteers who are stepping down this year for the contributions they have made and these are detailed in the relevant part of this report.

Summary

Despite Covid, a great deal of activity continues. The society continues to develop and thrive and I look forward to future developments as life regains at least some normality.

2. TREASURER'S REPORT

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31ST DECEMBER 2020

	2020	2019
INCOME	£	£
Members' subscriptions	1327.50	2405.00
Other donations	0.00	00.00
Interest from bank accounts	41.73	55.89
TOTAL	<u>1369.23</u>	<u>2460.89</u>
EXPENDITURE		
Photocopying & Printing	599.00	564.00
- <i>Annual report</i>		
- <i>250 Booklets</i>		
- <i>250 A4 Flyers</i>		
- <i>250 Leaflets</i>		
- <i>2000 Newsletters</i>		
- <i>250 Recycling nets flyers</i>		
Office supplies	0.00	21.98
Postage	0.00	0.00
Internet costs	122.91	57.85
Refreshments	0.00	275.00
AGM	110.00	110.00
Insurance	151.84	151.84
Community Projects	842.00	3484.59
- <i>Greener Cleaner Bromley, Climate Hustings in Bromley and Volunteer Award</i>		
- <i>Greener Cleaner Bromley, production of 135 scrubs + laundry bags Covid19</i>		
- <i>Community Links Bromley, to various Covid 19 support groups</i>		
- <i>Tree Friends, tree pit enhancement with Daffodil and Narcissus bulbs</i>		
Donations	0.00	0.00
Miscellaneous	75.49	10.00
TOTAL	<u>1901.24</u>	<u>4675.26</u>
SURPLUS	(deficit) <u>532.01</u>	(deficit) <u>2214.37</u>

BALANCE SHEET

As at 31st December 2020

	2020	2019
GENERAL RESERVE	£	£
Balance at 1 st January	10226	12440
Surplus for year	(deficit) 532	(deficit) 2214
Balance at 31 st December	<u>9694</u>	<u>10226</u>
ASSETS		
Cash at National Savings & Investment Account	5258	5216
Santander Current Account	4003	3743
Cash in hand	433	1267
	<u>9694</u>	<u>10226</u>

Signed by the Hon. Treasurer:

(David Wiltshire)

Date:

Signed by the Chair:

(Clive Lees)

Date:

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 and give a true and fair view of the Deficit for the Society's financial year ending 31st December 2020 and the state of its affairs as at that date.

Signed by the Hon. Auditor:

(Alan Williams)

Date:

TREASURER'S REPORT

On the Accounts for the year ending 31st December 2020

There was an overall deficit for the year of £532 and the General Reserve was thereby decreased to £9694.

On the receipts side:

Subscriptions received for the year were very much lower than those received in 2019 at £1327 which relates to approximately 55% of normal income. This was expected and a consequence of us not collecting subscriptions at the doorstep because of Covid restrictions. Instead, we emailed households where we have an email address (approx. 350 of approx. 500 member households) to request a bank transfer. As such maximum income by this method might be $350 \times £5 = £1750$. £1327 represents a collection rate of about 75% which is considered reasonable in the circumstances.

Interest from National Savings and Investment Account was decreased to £41.73 for the year and was automatically added to that account

On the expenditure side:

There has been a decrease in expenditure as compared to 2019. This year RVR donated a total of £842 to community projects which included:

- £600 to Community Links Bromley, the donation was distributed to various Covid-19 support groups in Bromley
- Two payments to Greener Cleaner Bromley of £100 equally divided for a local volunteer award and climate hustings and the second payment of £110 for the production of 135 sets of scrubs and laundry bags for Covid-19
- £75 for 10 high-vis safety vests with RVR logo for Tree Friends
- £32 for daffodil, narcissus bulbs and compost planted in several tree pits within our area
- Operating costs £984

Total expenditure for the year £1901

The 2020 accounts have been audited and passed by Mr Alan Williams.

At £9694 the General Reserve remains in a very healthy state and the Society has continued to look for opportunities to spend this reserve (and thus create annual deficits) on worthwhile local projects and charities. As such, there is no requirement to increase our income and I therefore 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)

3. Planning Officer's Report

Paul Osborne

There have been a number of significant planning applications/decisions:

- **1 Ethelbert Close** - this application, on behalf of Countryside, is within one of the town centre development zones from the draft Masterplan identified as Site 10 (formerly known as Opportunity Site G). The proposal provides for the demolition of 1-40 Ethelbert Close, 2 Ethelbert Road, 102-108 High Street and miscellaneous buildings to the north of Ethelbert Close and the redevelopment of the site to a maximum height of 14 storeys to provide a mixed-use scheme including 407 residential units. There has been no progress on this application.
- **26 Hillbrow Road** - the planning application for the demolition of the current dwelling and construction of a one storey building and 3 two storey buildings was refused by Council and is under appeal.
 - A new application was subsequently submitted for a single storey extension to the rear with alterations to the roof and installation of rooflights which was granted.
 - A further application, still under consideration, for the construction of a single storey rear extension and additional storey to provide 2 three-bedroom dwelling houses, together with raising the roof of the existing rear gable, alterations to the elevations and provision of bin & bike stores.
- **2a Downs Hill** - an appeal of the refusal of planning permission for the retrospective application to retain an external carport was dismissed. We expect that the Council will now seek demolition, together with enforcement action in respect of two trees that were felled without permission
- **70 High Street** - an application for the demolition of the existing buildings (old Maplin's building at 66-70 High Street). The initial 2019 application proposed for the construction of a 16-storey mixed use building to provide retail floorspace and 68 residential units. A revised 2020 proposal reduced the height of the building to 12 storeys, almost halved the retail floorspace and provided 47 residential units. This revised application is currently with Council for determination.
- **37 Coniston Road** - a retrospective application for planning permission for the construction of an outbuilding and decking area in the rear garden was approved.
- **87 Beckenham Lane** - further planning applications were submitted for this site including the demolition of the existing two storey building and single storey side element and for ground floor extensions to the front, sides and rear to create a larger single retail unit with servicing area, together with new access for the existing first floor flat. Both applications were refused by Council and the developer appealed both applications. The appeal on the demolition was allowed by the Inspector stating that the method of demolition would not hinder highway safety. The appeal on the development proposal was dismissed on the basis that the proposed development would cause significant harm to the character and appearance of the property and local area and would result in an unacceptable impact on highway safety. We await developments although the owner has recently applied for a premises licence.
- **17 Ullswater Close** - following the previous refusal of planning permission, another application was made for the demolition of the detached garage and erection of a three-storey side extension which was also refused by Council and was dismissed at appeal due to the harm that would be caused by removal of the oak tree.
- **"Trees", Coniston Road** - the appeal for the demolition of existing dwelling and detached garage and erection of a three-storey terrace of 5 dwellings was dismissed. A new application was made and approved by Council for the demolition of the existing dwelling and detached garage and erection of a three-storey terrace comprising 2 x 3-bedroom and 2 x 4-bedroom houses subject to a number of conditions.

- **Land at Rear of 98 Farnaby Road, Madeira Avenue** - an application for the erection of a single garage was refused by Council.
- **50 Madeira Avenue** - enforcement action for an HMO was closed after an inspection which revealed the alterations were a Permitted Development.
- **Oaklands Court, 6 Oaklands Road** - the application for the construction of 2 three bedroom two-storey dwellings was granted.
- **34 Ashgrove Road** - Construction of a first-floor side extension at the top of the existing garage and a single storey rear extension, together with alteration to the rear elevation, formation of a patio was refused. A further application was approved by Council for the construction of a two-storey side and a single storey rear extension together with installation of a rooflight to the front.
- **8 Madeira Avenue** - The demolition of existing house and garage and erection of 2 three-storey five-bedroom houses and a single block of replacement garages was refused due to being an obtrusive and overdevelopment of the site. A further application has been made with slight alterations which is with Council for determination.
- **10 Highland Road** - The demolition of the existing garages and build new 4-bedroom dwelling house was permitted.
- **The Chalet, Kirkstone Way** - Demolition of existing chalet house and construction of a two storey with additional lower ground floor pair of semi-detached 4-bedroom houses has been appealed.
- **42 Belgravia Gardens** - Construction of a two-storey side and single storey rear extension to facilitate a change of use from a small HMO (Use Class C4) to a larger 8-bedroom HMO as well as associated off-street vehicle parking, cycle and bin storage to the front was refused.
- **17 Bromley Avenue** - Demolition of front porch, erection of single storey front extension, garage conversion into living accommodation, raising of front walls and replacement of pitched roof with flat roof and parapet walls, erection of raised decking at rear, alterations to front and rear elevations, alterations to front to form patio, new access steps and paved driveway. Under consideration at the time of writing.

Chairman's comment: Paul will be stepping down as Planning Officer at the AGM, after 3 years in post. I personally have very much appreciated Paul's contribution to RVR and am sad to see him leave. I am pleased to say that Ian Fellingham, a member, has agreed to take over – thank you.

4. Community Projects and Tree Officer's Report

Monica Wiltshire

RVR Tree Friends group have met on three occasions to tidy tree pits and common areas. We have planted daffodil and narcissus bulbs in a few selected tree pits in Crab Hill, Downs Hill, Farnaby Road, Madeira Avenue and Warren Avenue. We are very pleased with our new high-vis jackets which let passers-by know who we are, keep us safe and advertise RVR too. Despite a restriction in our usual group activities due to national lockdowns a lot of litter picking has been done individually. This has become increasingly necessary with so many people out walking during tier 4 and national lockdowns.

We have commented on and liaised with the planning department on four specific tree-related planning applications that have caused concern in Oaklands Road, Downs Hill, Madeira Avenue and Crab Hill.

5. Beckenham Place Park Representative's Report

Euan McMaster joint representative with Liz Logan

The report is in two parts: first the works taking place in the park as a result of the successful bid to obtain funds from the Heritage Lottery Fund's Parks for People programme which, in December 2016, awarded £4.9m to redevelop the park; second the programme of events taking place in the park and at the Mansion.

Park Redevelopment

Completed Developments

Most of the developments relating to the original funding are now complete.

Veolia awarded £34,200 to refurbish the pond near the Mansion. The project involved:

- dredging the pond and removing weeds around it;
- planting new shrubs around the pond;
 - Idverde supplied the plants;
 - Ebsford did the planting free of charge;
- Installing a bench near the pond to allow study of the wildlife.

Ongoing Developments

The new permanent boundary hedge around the lake is growing well. The temporary metal fencing will be removed when the hedge is deemed to have reached a suitable height and density and has masked the wooden fencing on either side of it.

The aim is to maintain the hedge at a height which does not hinder views to the lake and it should provide excellent habitat for birds etc.

Further information about the future development and management of the lake can be viewed [HERE](#).

The pig sties in the Homesteads are going to be divided up for storage – some to the café, some to Parkrun and some to the Friends of Beckenham Place Park.

£150k Council funding has been secured for basic repairs to the former Foxgrove Club so that it can be let commercially. Quotes will be needed to determine what this could cover and then the Council will market the opportunity. It may be that rather than Lewisham Council doing the work directly, the new tenant will get the work carried out with other necessary refurbishments and that the Council will then contribute up to £150k for specific works.

Planned Developments

As the Environment Agency's flood scheme is no longer going ahead, Lewisham Council began again to develop designs and secure funding for the east side of the park.

A consultation took place last autumn, details of which can be viewed [HERE](#).

The Mansion is having some necessary roofing work carried out in February and March. During this period there will be scaffolding at three locations around the building. This is nothing to be alarmed about - it is good news for protecting this Grade II* listed building.

Other issues

We raised concerns about the state of the so-called all-weather footpath by the river when a lake formed over it in January 2021, and about the waterlogged state of the 'Mounded Garden'. We await feedback.

Park and Mansion Events Programme

Events held during 2020

Park events planned for 2020 were cancelled because of Covid 19.

In the period between the first and current lockdowns, some activities took place in the Mansion and the small café in the Mansion plus the one in the stable yard were open for takeaways. Both cafés remain open for takeaway only.

During the same period, the Sunday farmer's market took place and the Thursday and Friday street food market also took place.

In August, notices were given out to the BPP Friends Museum (open Sundays) and the basement Cigarette Record shop to vacate as Lewisham council are renewing the leases in the Mansion house. It is believed notices were also given to the various studios operating in the Mansion.

Beckenham Place Park won its first Green Flag Award, to be added to the current 15 flags in the London Borough of Lewisham. It is the park's first Green Flag Award and the award represents the gold standard of good park maintenance and management in the UK and abroad.

There are new signposts in the Park, highlighting local features. Larger ones, of more general interest, are located outside the Gardeners' cottage and at the Ravensbourne Station entrance, among other places.

Planned Events for 2021

The Mansion remains shut due to Covid-19 restrictions, but planning continues for the Spring and Summer schedule.

Events currently planned at the Mansion, although it is uncertain whether they will happen, can be viewed [HERE](#).

It is not known if the flower and dog show, or any music events, will take place in the park in 2021.

Information (not always up to date) about the park in general, planning activities and event schedules can be found at one of the following weblinks:

- <http://www.beckenhamplaceparkfriends.org.uk/>
- <http://www.beckenhamplacepark.co.uk/>
- <https://www.beckenhamplace.org/>
- <https://www.lewisham.gov.uk/inmyarea/openspaces/parks/beckenham-place-park/Pages/default.aspx>
- <https://www.lewisham.gov.uk/inmyarea/regeneration/improvements-to-parks/BeckenhamPlacePark/Pages/default.aspx>
- <https://www.ravensbournevalley.org/beckenham-place-park.php>
- <http://beckenhamplaceparkfriends.org.uk/>

6. Roads and Transport Officer's Report

Report by Clive Lees

There have been several significant changes to our transport systems this year.

At Ravensbourne Station a number of improvements have been made including seating and a cycle ramps with more changes to follow in 2021.

In our general locality, various road layout changes have been made in response to the COVID pandemic. These include: -

- making Albemarle Road one way and installing a bike lane;
- Installing bike lanes on Bromley Road
- Installing a pedestrian crossing outside Bishop Challoner school;
- Installing a pedestrian crossing outside Valley School

The changes in Albemarle Road have raised some controversy and at the time of writing a consultation has been opened to which we will be responding. There may be further changes including traffic lights on the narrow Westgate Road bridge.

We have conducted our own traffic survey in Valley Road, Bromley Avenue and Ravensmead Road and are currently considering the outcome.

The (very) long awaited revised parking scheme in Crab Hill and surroundings was implemented in the year. Unfortunately, traffic has of course been very different because of lockdown and therefore the long-term consequences of the changes are not yet clear.

7. Membership Secretary's Report

Linda Müller

With a current membership of 490, roughly 1/3 of the area's households are members of the Society. The number has increased slightly since last year's total of 474 members but we are still just short of our 500 target. We are always delighted to welcome new members so please pass on news of the RVR to friends and neighbours in the area.

At 71%, the number of members who elect to receive Newsletters by email continues to increase and this is especially helpful for passing on information in these trying Covid times. We hope that in the not-too-distant future, road reps will be able to personally keep in touch with members again, when collecting subs. and delivering the yearly "round-up" Newsletter.

Several road representatives have stepped down during this year. We say goodbye with grateful thanks for all their work over the years but sincerely hope to see them at future members meetings.

Leaving are

- Anna Koffer
- Sharon Miles
- Kay Shaw

A very warm welcome to their replacements

- Cathy Davies
- Linda Harvey-Shipp
- Anne Lancaster
- Jaki Moody

We wish you enjoyment in your duties once they recommence. Thank you to all road reps for their support.

Road Representatives

Bracken Hill Lane and Close / Highland Rd.
Bromley Ave./ Grasmere Rd./ Park Hill Road
Calmont Rd./ Ashgrove Rd./ Belgravia Gardens
Coniston Rd. / Ullswater Close
Crab Hill / Downs Hill
Elstree Hill / Erin Close / Hillbrow Rd.
Farnaby Road (1- 81)
Farnaby Road (82-194)
Madeira Avenue (evens)
Madeira Avenue (odds)
Oaklands Rd./ Spencer Rd./Hawkshead Close/
Lullington Garth
Ravensbourne Ave. (evens)
Ravensbourne Ave. (odds)
Ravensmead Road
Warren Avenue

Linda Müller
Quinton Schönknecht
Rita Smith
Sandra West
Wendy Watmore
Mick Pinson
Jaki Moody
Cathy Davies
Judy Adcock
Anne Lancaster

David Page
Monica Wiltshire
Linda Harvey-Shipp
Pete Saunders
Clive Lees

If you wish to contact your road representative please email the RVR Secretary at secretary.rvr@outlook.com or write to: RVR, 38 Warren Avenue, Bromley.

MEMBERSHIP SUMMARY by YEAR

	<u>2001</u>		<u>2010</u>		<u>2015</u>		<u>2020</u>	<u>2021</u>
1. Bracken Hill/Highland Road			21		26		31	32
2. Bromley Ave/Grasmere Rd	43		31		36		34	35
3. Calmont Road/Ashgrove	21		22		26		26	28
4. Coniston Road / Ullswater	26		23		29		23	25
5. Downs Hill / Crab Hill	58		64		71		71	71
6. Elstree Hill / Hillbrow	13		16		22		15	18
7. Farnaby Road 1-81	39		30		24		25	25
8. Farnaby Road 82 +	19		23		28		26	27
9. Madeira Avenue	34		93		89		88	87
10. Oaklands/Spencer	27		24		30		25	27
11. Ravensbourne Ave. /evens	35		39		42		46	48
12. Ravensbourne Ave. /odds	25		27		20		17	17
13. Ravensmead Road	33		27		24		21	23
14. Warren Avenue	20		24		26		26	27
<u>TOTAL</u>	393		464		493		474	490