

Warren House Estate Residents Association

Minutes of the Annual General Meeting of the above named Association, to deal with matters pertaining to the Association and the limited company Warren House Estate Association Limited, held on 16th March 2015 at Stanmore Synagogue Community Centre, London Road, Stanmore

Committee Members:

Gerry Lee	Director and Chairman
Leon Angel	Director and Treasurer
Ruth Abraham	Director & Committee Member
Nilesh Shah	Committee Member
Andrew Davis	Committee Member

1. The minutes of last year's meeting were approved.
2. The accounts for the year ending 31st March 2014 were filed officially at Companies House on 5th January 2015, in abbreviated format. A full set of accounts was prepared but not filed at Companies House, although a request was submitted by Alan Cooper for the full set to be distributed to the residents of the Estate.

The shareholders of the company are Leon Angel (LA) and Ronald Metzger (RM) with one share each, although RM who resigned as a director in February 2014, is to transfer his share to Gerry Lee (GL).

The accounts were proposed by GL. They show an income of £7,322 for the year (2013: £6,141, an increase of almost 20%), with expenditure of £2,805, leaving a surplus of £4,517 for the year. During the year new signs were installed at a cost of just over £1,000, and as the roads are cleaned on a more regular basis, the costs of doing so also increased to over £1,000 this year. To date 10 subscribers have not paid their annual subscriptions and the Board is to determine whether there should be a levy charged for unpaid fees.

The auditors of the accounts were approved (with a name change).

3. PC Kitchener from the Canons Safe Neighbourhood Team of the Metropolitan Police gave an update on the security situation in the Stanmore area. He and his team regularly patrol the Estate and the area in general. This area is obviously very nice, but there are many incidents that do not get reported. To do so, residents should call the 101 Police number, or send an email to the following email address:
canons.snt@met.police.uk

The team are very happy to engage with the community. He also promoted the use of Smart Water, with which you can mark anything in your house, giving your house its own “DNA profile.”

4. Two more members are to be appointed to the Management Committee. GL asked for anyone to come forward after the meeting if they wanted to join the committee.

5. GL then gave his Chairman's Report.

Regarding the roads, firstly the gates at each end of the Estate were discussed. The gates were approved last year. They will give the impression that they can be closed whereas in fact they cannot. The options are still being debated, whether a no entry sign at the Dennis Lane entrance to Valencia Road can be imposed, or a series of zigzags in the road, or a 20mph speed limit. The Committee has yet to decide on the best option.

Regarding the Marks & Spencer development in Stanmore, this will have a big effect on the traffic in Stanmore, which will use Valencia Road and Glanleam Road as a cut-through. However, we have not yet had confirmation that this development is to go ahead.

There were many complaints from the floor that the increase in the amount of traffic, especially from the blockage at the bottom of Dennis Lane (now completed), was particularly undesirable. The Committee is well aware that something has to be done about the situation.

Regarding building works on the Estate, GL is writing to all builders asking them to keep the roads clean. This is a problem which is likely to be ongoing and there is little that can be done other than to pester. Builders have been working sometimes until 6pm at the weekends, but unfortunately it is only the Council that can enforce the working hours until 1pm only.

6. There were then questions from the floor.

Regarding parking restrictions, whose responsibility is an abandoned car? The Police will check that it is not stolen, but then it can only be moved if it is causing an obstruction. At weekends people park really badly. GL said he would look into enforcing the parking restrictions listed on the notices at the weekend.

A question was asked about the proposed new Marks & Spencer in Stanmore. GL repeated that he had no idea if this was going ahead or not. He thinks that flats will be built on the site but it may not necessarily result in a M&S.

LA proposed that the annual subscription fee should be increased to £150, with a £25 discount for paying early. We need to build up a fund, particularly for when the roads need resurfacing. Gates and other work will cost more than £12,000.

A question was asked about recovering subscription fees from people that have not paid. It was proposed that a fee is charged when a property is sold and the company is owed funds. Stanley Segal proposed that he would be happy to go round to the offending houses to collect the funds owed.

There were no further matters discussed.

Andrew Davis
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