



Annual General Meeting

Monday 22 June 2026 at 7.30pm at The Crown

DRAFT Minutes

1	Welcome: The chair welcomed all those present and especially the new residents on the avenue from Glenone and number 10.	
2	Apologies from six households Lulworth, Winter, Eastleigh, Pentire, Broadhaven, Sunnylea Present From the outgoing committee: David Haldearn (DH) Chair, Elka Bhatt (EB) Treasurer, Penny Dixie (PD) Secretary, Linda Payne (LP), Rob De La Mare (RDLM), Elaine Thatcher (ET), Marlies Davies (MD), Zoe Grist (ZG) Households: 20 households, Ashford House, Karibu, Broadwaters, Hollowbank, Hoplands, Fairways, Salcombe, Meadowbank, Glenbara, Trelawny, Glencroft, Carne, Glenone, Greenways, Glenside, Hannell House, Woodacre, 10 Riverside, 6 Riverside, 4 Riverside	
3	Agree minutes of previous AGM June 25 The minutes of the previous AGM were agreed and will be posted on the website.	PD/PS
4	Corrections and/or matters arising from previous minutes There were no corrections. All matters arising from the previous minutes were on the agenda.	

5	Chairman's update and annual report 25-26 DH thanked the outgoing committee for all their hard work on behalf of the residents of Riverside Avenue. Yellow lines. Residents stated that they had noticed a very positive increase in road safety for vehicles trying to enter or leave the avenue. Sightlines had been improved. DH thanked all concerned No Left Turn update. Enterprising locals have put up a temporary sign!! Herts CC are believed to be working on a replacement for the official sign telling drivers there is no left turn from Station Road into Old Nazeing Road. We'll continue to 'watch this space' but we won't hold our breath. Steve (Salcombe) has been energetically pursuing a replacement sign. He reported that Chris Vince MP had been extremely helpful and responsive and was going to see what he could do. Proposal to install lockable security bollards on Keyzers Road. DH reported that after discussions it had been decided not to pursue this suggestion. The number of concerns outweighed any potential benefits. It was also noted that should emergency services wish to access the bottom end of Riverside Avenue, they could remove the existing posts since these do not have permanent fixings. Defibrillator update. The defibrillator is up and running! DH thanked the residents for their generosity and fundraising efforts over the past year. He also thanked Thames Water for 'hosting' the cabinet and committee member LP for negotiating with them. The defibrillator is now officially registered on The Circuit and therefore with the emergency services. Three Avenue residents are on a rota for checking the defibrillator each week and ensuring that it has the supplies it needs to be fully functional in case of emergency. LP reported that stickers had been provided by the Circuit to mark the defibrillator so it can be easily returned after use. DH reminded residents that the only way to access the defibrillator was by dialling 999 and speaking to the emergency services. DH Informed then meeting that insurance for the defibrillator was being investigated. The Treasurer EB will continue to monitor defibrillator funds (separate from the road surface fund) and advise the committee if or when further fundraising is needed to meet maintenance costs (such as battery replacement), replacing the defibrillator (in c.10 years) and the cost of insurance and consumables The website. DH thanked Phil (Glenbara) for all his hard work and the time spent upgrading and revising the RARA website. Lots of historic RARA documents have now been archived. There is a page for traders who have been tried and recommended by residents. Neighbourhood watch has its own page too.	DH/MC
---	---	-------

	Communicating with residents. Unfortunately a few residents choose not to share their email address with the RARA secretary/ treasurer. The committee will no longer print all documents and hand deliver these to these households but instead deliver a short explanatory note with a link to further information on the website.	
6	Neighbourhood Watch PD reported that all households on Riverside Avenue and Keysers Road had signed up and so we were now officially a neighbourhood watch zone. Neighbourhood watch stickers, faraday bags, handbag key bells, purse bells and other goodies had been distributed to residents but more could be obtained if requested. There was a brief discussion about the usefulness of CCTV cameras, ring doorbells and similar video recording devices. Residents were encouraged to share information and clips of video in the event of concerning footage being obtained.	

7	Financial report 25-26 and Treasurer's update Key points: • Collections for Road Fund Contributions from May 2025 to April 2026 - £6,900 • Defib Contributions as at April 2026 - £2,666.76 – expenses to date £1,743.60 – leaving £923.16 in the pot. • Expenses from May 2025 to April 2026 - £382.92 • Bank Balance held in the Current account - £1,995.24 (note, this includes the Defib Funds of £923.16) • Bank Balance held in Savings account - £26,845.38 (note, this includes £845.38 of interest earned to date) • Rada Juric (Linden Lea) certified the accounts for this financial year Overdue accounts: • Balance owed as of 30 April 2026 - £7,150 – we continue to chase those that are not contributing. • We have 6 households that don't currently contribute – this makes up £4,860 of the outstanding contributions • The remainder of the outstanding contributions (£2,290), either pay by monthly instalments or choose to pay lump sums when work is carried out New Financial year - May 2026 to April 2027 • All 2026 Statements are prepared and should have been received before the AGM • The current account bank balance as of 31 May is £3,446.81 and the balance held on Savings is £26,890.29 (of which £890.29 relates to interest earned to date) Buyers and sellers packs. The committee now produces a detailed information pack for anybody wishing to buy a house on Riverside Avenue. This solicitors pack includes an up-to-date statement of the sellers contributions towards the upkeep of the road. At present RARA charges £100 for the information pack and this fee is credited to the road repair fund. The committee had noted that buyers solicitors appear to advise their clients to ensure that all contributions should be paid in full before contracts can be exchanged. The meeting further noted that some mortgage lenders have changed their lending requirements for properties situated on private roads. Lenders often require clear road maintenance arrangements from a properly constituted residents association. This affects mortgage lending decisions.	AC
---	---	----

8	Report on RARA social activities & fundraising 25-26 Financial Year ending 30 April 2026 ZG reported on the success of the Christmas and summer RARA get togethers. She paid tribute to all those residents who had made cakes, donated their time and money and joined in with the Riverside Avenue community activities. The Christmas get together had raised £244 towards the de-fibrillator fund.	
9	Elections 26-27 The outgoing committee duly stood down and an election was held for a new chairman. David Haldearn agreed to stand again as Chairman. There were no other nominations. He was elected. There were no additional nominations for membership of the committee and the outgoing committee members were each happy to stand for re-election. The results of the election are printed at the end of these minutes.	

10	Update on road surface We have enough money saved to consider possible work in summer 2027 so planning will begin soon. There will be a new informal survey to identify priority areas. DH/MC to lead. Several of the worst bits of road surface are deteriorating further. At present the worst areas are at the bottom end of the road. Residents were encouraged to visit and look for themselves. The worst areas will be identified in early '27 after assessing any further damage caused by the winter. Before any work is contracted all residents will be contacted and kept informed of progress. As with the previous road repair six years ago, the committee will work to ensure that residents who are temporarily unable to park outside their homes will have an alternative parking space on the Avenue offered to them.	DH/MC
11	Future social events and fundraising 26-27 ZG invited residents to the Riverside Avenue end of summer party on Saturday 5 September 2026. The committee plan to have the popular boat rides, children's games, Pimms tent and cake sale. All offers of help on the day and to make cakes etc will be gladly received. There will also be a Christmas get together with mince pies and mulled wine. Further information and the date will follow in due course. Any funds raised at the summer and Christmas parties will be accounted for separately from the road fund (as usual) in order to ensure that we can service and maintain the defibrillator or	ZG

12	Any other business and information items • The perennial problem of speeding on the avenue was discussed at length. Residents noted that a road traffic accident had taken place over the past year. DH reminded residents to keep their speed as low as possible on the Avenue because of the potential of pedestrians, children and pets in the road. Residents present at the meeting noted that there were one or two serial offenders. All were asked to remind visitors and delivery drivers to slow down. DH was asked to write to all residents and remind them of the need to slow their speed. Speed reducing measures were suggested including replacing patches of road surface with noisy cobbles, deliberately walking in the middle of the road and writing to frequent offenders. • News from Riverside Community Garden Team. The trust land was left for the benefit Riverside and Keysers residents. It has access to the river. Kay (Woodacre) and the team would welcome help from keen gardeners, anyone who has space in a green bin or can help with some of the heavier tasks. The decking will need to be replaced or repaired this coming year. Soft fruits, runner beans, tomatoes, rhubarb and other delights were growing well and can be picked by visitors. Small containers are available for takeaways. Kay is going to set some dates for working parties. • Riverside Avenue Book Club. Sue from Hannell house coordinates a group of enthusiastic readers for regular meetings over a good book and some refreshments. Members are welcome. Contact Sue. • Riverside Ladies Cinema Club. A growing number of the ladies from Riverside periodically head off to the delight of a local cinema for an evening of fun, film and popcorn. Transport is always shared and new film enthusiasts are always welcome. Contact Alison at Sunnylea. Riverside gentlemen would be welcome too. • Nazeing Together have set up a community speed watch group in Nazeing. Any residents who had time would be very welcome to join in after some online training. Four sites have been identified by the police for the group. Please ask Penny (Hoplands) and Elaine (Hollowbank) for further details. • Riparian rights. The meeting noted that there was less activity on the mooring fees and riparian rights WhatsApp group that was set up by local residents with properties adjoining the river. • Old Nazeing Road plus WhatsApp group now has over 100 members who share information, concerns and local news.	
----	---	--

The Riverside Avenue Committee 2026/2027

Position	Name	Proposer	Seconder
Chair	David Halldearn	Elaine Thatcher	Linda Payne
Vice Chair	Mark Carey	Kay Mingay	Elka Bhatt
Treasurer	Elka Bhatt	Steve Foreman	Linda Payne
Secretary	Penny Dixie	Steve Foreman	Sandra Callear
Member	Marlies Davies	Elaine Thatcher	Jan Halldearn
Member	Zoe Grist	Linda Payne	Rob De La Mare
Member	Elaine Thatcher	David Halldearn	Ashok Bhatt
Member	Rob De La Mare	Linda Payne	Sandra Callear
Member	Linda Payne	Phil Summerlin	Elka Bhatt