

St Peter's Residents' Association
Minutes of the Forty-Second Annual General Meeting of the Association
The Cross Keys, Black Lion Lane, Thursday 20th June 2019, 7pm

Those present: Steve Askins (Acting-chair), Jonathan Blackhurst (Acting-chair), Oliver Leigh Wood, Julia Everett, and some 25 other members of the Association and local guests.

In attendance: Charles Clapham (Vicar of St Peter's Church), Cllr Siddique.

SA opened the meeting by welcoming members and guests to the 42nd AGM. He indicated that copies of the Chair's annual report, together with a financial statement, were to be found on each seat, and further copies were available on request. SA thanked Mick and team at the Cross Keys for hosting the event, and for the Summer party which was to directly follow the AGM.

1. Apologies for Absence

Apologies received from: Cllr Bora Kwon, Karen Frazer (St Peter's School Head mistress), Kate Goodhart of the WSRA, Paulina Bukaty, Sarah Burrell, Elizabeth Ryland, Nichole Detering, Phillip Back (SPRA treasurer), Mark Levesley, Nick Hennigan, Clarissa Farr, Christina Karady, Caroline and Greg Simmons.

2. Minutes of the 2018 AGM

No amendments were noted. The Minutes were duly proposed (by Maggie Dobson), seconded (by Avril Grundberg), and were formally approved.

3. Matters Arising from the 2018 AGM

Shop Unit at Entwistle Terrace – SA reported that that a bespoke furniture company was negotiating with the landlord to locate their business here. This was generally agreed to be good news given the continued rundown appearance of the boarded-up shop front. It appears the business would be a showroom with no need for regular deliveries. Whether this materialises remains to be seen.

Broadband Speed – SA reported that BT Openreach is offering grants to help offset the cost of installing direct to premises fibre broadband as a 'community partnership'. A residents group had formed to peruse this to address performance issues in some areas, especially on the western side of St Peter's Square. He undertook to report back on residents' progress with upgrading the technology.

Events – LD reported that Shakespeare in the Square's 2018 performance of *A Midsummer Night's Dream* was a sell-out success last July, so the Committee agreed to help another production by the same team this year. *As You Like It* will be performed for one evening only in St Peter's Square on Saturday 6th July 2019. She added that there was just a handful of tickets left, and that residents should not wait to try to book on the night.

The Cross Keys – Richard Farthing noted that since the last AGM, the fortunes of The Cross Keys have been transformed; however, he suggested that it might be wise to keep open the option of registering the pub as an Asset of Community Value (ACV), in case the new Fullers' Brewery owners, Asahi, decides to slim its property portfolio. During the subsequent discussion it was established that whilst the Brewery itself belongs to Asahi, the pub portfolio belongs to Fullers which is still a listed company owned by shareholders. The meeting agreed that the new landlord

Mick had brought new life and imagination to the pub, underlining its importance as a community hub.

4. Chair's Report

SA presented the Chair's Report, which was circulated in advance and summarised at the meeting. It is appended to these Minutes. In summary the main points were:

- a) Communications – This year has seen SPRA publish a combination of emailed notices, and printed newsletters to promote local events and issues of interest. We have been especially happy to support the church's Quidam programme and the Cross Keys' monthly Litter Picking sessions, which have both successfully launched within the community this year.
- b) Shakespeare – SPRA is once again helping host a night of theatre in the Square, but is in need of a host for the green room this year. Free tickets for an offer of help please!
- c) "Speed" aka The Leaning Lady statue – SPRA is working with heritage experts and the council towards the restoration and potential move of the statue to a more visible location. The Heritage of London Trust has made a generous grant so we hope that restoration works can begin in the year to come. SA added that the project needs a local champion to help drive the various parties forward towards a positive restoration.
- d) Local Issues – SPRA has dealt with a variety of local issues this year including the new lettings policy for the Scott Hall, unilaterally imposed by the school; the on-going design plans for CS9, the Cycle Super-Highway, which TfL and H&F Council are developing; and an initiative by a group of residents to get "community fibre" to ensure much better broadband speeds.

In response to SA's comments about CS9, various views were expressed regarding the CS9 consultation, but were broadly in favour of a "twin-track" approach, that uses the A4 for commuter traffic and King Street for neighbourhood cycling. JB said that unfortunately there was no clarity on how the two tracks would interact, and at which points. SA said that the SPRA Committee would continue to monitor developments closely and urge a better solution to the current vague plans.

- e) Planning – SPRA continues to monitor and comment on applications that impact on the style, character and neighbourliness of the area.
- f) St Peter's Square Gardens – SPRA continues to host donations to the garden fund under guidance from Oliver Leigh Wood. This year the pathways were incrementally resurfaced and the Green Flag award was retained. The SPRA-funded dog poo bag dispensers continue to be used at an average rate of 59 bags per day; the Square is a huge draw not just for locals but for dog walkers who live outside the area. SPRA continues to support the creation of a "Friends of St Peter's Square Gardens" group so that all users, not just immediate residents, can support this wonderful space.
- g) Committee – The Committee met 4 times in 2018-19, with Philip Back newly installed as Treasurer. We sadly say goodbye to long-serving Committee members Fazina Blanchard, who has moved to Chiswick, and Jonathan Blackhurst, who steps back having served as Vice-Chair and Co-Chair for the past two years. Both will be greatly missed for their enthusiasm, commitment and wise counsel.
- h) Thanks and a request – SA thanked everyone who has attended meetings this year, and made a final plea for volunteers to join the team, as the Constitution envisages 10-15 members, whereas the current Committee has 8. He also said that volunteer help was needed with the Draped Lady Statue, and to get the Friends of St Peter's Square Gardens group up and running. Any offers of time, expertise and energies gratefully welcomed.

5. Presentation and Adoption of Accounts

In PB's absence, SA talked the attendees through the financial summary of SPRA's audited accounts, copies of which were attached to the paperwork circulated at the meeting (and attached to these Minutes).

SA reported that the Designated Garden Square funds were spent under OLW's continued guidance. A measure of his success is that this year the Square has retained its Green Flag status (going forward, judging is to be on an unannounced/surprise basis). Meanwhile the Council completed the second of three resurfacing phases, with just 40% remaining to be done. OLW and SA reiterated the importance of starting up a Friends of St Peter's Square group, given that many users are not local residents, and that maintaining the Square's unique character will increasingly depend on offers of time, energies and financial donations. OLW said that in Wendell Park residents formed a crowd-funded Friends group, quickly raised £15k, and transformed the Park's fortunes. He added that it should not be left to SPRA to manage, given the wider community the Square serves.

SA noted that this year, SPRA's income is down considerably as there were no donations from film or TV companies to boost the coffers (and last year had been particularly lucrative, with over £4k in fees paid). Total expenditure was also up year-on-year by around £900. He said this could be attributed to three factors. Firstly, hosting Shakespeare in the Square involved the hiring of portaloos as part of the location hire agreement with the Council. The Committee had considered this to be a fair price to pay for the successful return of good theatre to the Square. Secondly, the Committee agreed to a one-off donation to pay for the condition survey of "Speed".

Thirdly, the growth in numbers of dogs walked in the Square was matched this year by an increased expenditure on dog poo bags. There is also the issue of those who don't pick up their dog's waste. OLW gave huge thanks to Bill Stevens, for voluntarily picking up quantities of poo that owners miss; he also thanked Mary Mortimer for buying the bags and replenishing the dispensers. There followed a short discussion in the round about how to raise owner conscientiousness. Could CCTV be used to identify the worst offenders? Could there be a leafleting campaign? Many attendees said they were dog owners themselves, and felt that the vast majority of dog walkers are very responsible about clearing up after their dogs. It was agreed that a Friends of St Peter's Square Gardens group could be the most practical and long-term remedy.

Finally SA thanked Richard Thom for once again auditing the accounts, and Phil Back for completing his first year as Treasurer.

The accounts were proposed (by Bill Stevens), seconded (by Avril Grundberg) and unanimously agreed.

6. Election of Officers and Committee Members

Nominations for the re-election of existing Officers 2019-2020: Steve Askins (Chair), Lou Devonshire (Secretary), Phillip Back (Treasurer). Proposed (by Jilly Paver), seconded (by Anders Grundberg), and approved.

Nominations for the re-election of Committee members 2019-2020: Elizabeth Ryland, Oliver Leigh Wood, Nichole Detering, Julia Everett. Proposed (by Brian Paver), seconded (by Anita Woods), and approved.

7. SPRA Heroes

SA reminded the meeting that every year, bottles of “local produce” (Sipsmiths Gin or similar) are awarded to certain residents who have contributed to the quality of life in the area in the past year. This year’s heroes are:

- Jonathan Blackhurst – for his long service on the committee, and as the long-term newsletter publisher
- Bill Stevens – for his heroic dog poop-scooping duties in the Square
- Roger Ryland - for his daily litter-picking around the SPRA area

8. AOB

Hammersmith Bridge – Several attendees took the opportunity to ask about the latest intelligence on repairs to the bridge. Cllr Siddique confirmed that H&F Council is in consultation with both TfL and central government over funding and investment. He said he was hopeful that more tangible solutions might be agreed by September 2019.

Going digital – It was agreed that the draft AGM Minutes would be posted on the SPRA website for review before next year’s AGM. LD added that approved Minutes of every Committee meeting are posted on SPRAweb.net on a regular basis.

There being no further business, SA called the 42nd AGM to a close, and the Summer party commenced.



ST PETER'S RESIDENTS' ASSOCIATION

42nd Annual General Meeting, 20 June 2019 – Chairs' Report

SUMMARY OF THE YEAR

Your committee, the network of street reps and numerous engaged residents have continued their work, preserving, enhancing and protecting the local area. We have continued to emphasise the *Association* aspect of SPRA by facilitating events which enable the community to get together to build that essential spirit and to achieve things that we could not each do alone.

COMMUNITY: We have stepped up the frequency of our regular community-wide email communications in our aim to promote the many local events and issues of interest. This year we are especially pleased to have supported the launch of The Cross Keys' community Litter-Pick, and the Quidam programme at St Peter's Church. Special thanks to Jonathan Blackhurst who has continued to publish regular printed newsletters alongside our email communications, to the street rep team who have arranged distribution and Mark Levesley who manages www.spraweb.net, the membership emails and twitter feed.

SHAKESPEARE IN THE SQUARE: SPRA was pleased to facilitate the summer 2018 sell-out performance of 'As You Like It'. Many thanks to Louise Devonshire and Nichole Detering who led the local team, and to the local businesses, who together made it possible. **A host for the green room is needed – can you help?** Tickets for this year's performance of 'A Midsummer Night's Dream' on Saturday 6th July are selling fast! www.shakespearestpeters2019.eventbrite.co.uk

THE CROSS KEYS: A year ago there was widespread concern that the Cross Keys, one of our two excellent hostelrys was under threat, kitchen-less and leader-less. During the year **Mick Pearson** took over as landlord and he worked to ensure the pub is back as a key part of the community, re-launching the kitchen (just in time for the SPRA winter party) and organising community events, including the worryingly productive litter-picking sessions on the first Saturday of each month.

'SPEED' – THE DRAPED (or 'LEANING') LADY STATUE: The Karel Vogel 'draped lady' statue by the A4 which is but is on the Historic England 'at risk' register. Your committee has been engaging with the Heritage of London Trust who have made a generous grant towards the restoration and potential moving of the statue to a more appropriate location. We are working with heritage experts, the council and other interested parties to make this happen. If you would like to know more or to help, please say so.

LOCAL ISSUES: SPRA began, as Residents' Associations commonly do, when people came together to deal with specific issues and threats to the area that they live in. A selection of the issues we have been dealing with in the past year include... the **Scott Hall** where the school imposed a new lettings policy without consulting local residents affected. Sadly SPRA was unsuccessful in attempting to bring the sides together on this issue. **Cycle Super-Highway 9 (CS9)** – TfL appear to view the area as one to be travelled through and CS9 has been termed the biggest threat to King Street, Hammersmith Broadway, Hammersmith Road and Chiswick High Road. At the last councillor organised 'Ward Action Panel' we were told that the cycle route in Hammersmith would be along-side the A4 with street scene improvements on King Street. Worryingly this is not confirmed by TfL who seem to be going ahead with CS9 as planned. We continue to urge for a better solution. **Broadband speeds** – these vary widely across the area and facilitated by SPRA a

group of residents has come together for a 'community fibre' initiative which will see their speeds increase from less than 10Mbps to >300. If this is successful we will look to wider implementation.

PLANNING: We continue to monitor and comment on the planning applications which will impact the style, character and neighbourliness of the SPRA area. We have also liaised with neighbouring residents' associations where applications have wider impact.

ST PETERS SQUARE GARDENS: in addition to the **Garden Day**, SPRA continues to host donations to the garden fund led tirelessly by **Oliver Leigh Wood** (the "Designated Funds" in the accounts). LBHF completed the second 'third' of the **resurfacing** of the pathways just before Christmas and we hope for the final instalment later this year. The '**Green Flag award**' was retained again. This year they are moving to un-announced judging. We keep the **dog poo bag** dispensers stocked with bags paid for by SPRA. With average usage running at about 59 bags per day over the past two years, this is a significant cost for SPRA. We are hoping to catalyse a '**Friends of St Peters Square Gardens**' group to help regular users of the square who live outside the SPRA area to get involved. Please let us know if you can help!

FINANCES: The accounts for the year to end March 2019 have been audited. **Net expenditure** of SPRA funds was £2,236. **Reserves** were £6,809 at year end. **Income** was down as there was no filming income in the year (2018:£4,250) **Subscriptions** were down due to timing of cash collections but events income was up. **Expenditure** of £4,300 was up from £3,202 in 2018 due to SPRA's support for the 2018 Shakespeare in the Square, the contribution to the condition survey of the Draped Lady statue and increased expenditure on dog poo bags.

MEMBERSHIP: The proportion of members paying by standing order continues to increase but total numbers are flat as outstanding non-SO subscriptions were not all collected.

Calendar year	2017	2018	2019 (to mid June)
Household memberships	116	116	104
% Standing order payments	78%	79%	95%

COMMITTEE: We met on four occasions in the 2018-19 year with the chairing shared by Jonathan and Steve. Philip Back has smoothly returned to the committee and, following his election at 2018 AGM, took over from Liz Ryland as treasurer. We thank **Fazina** who, with her family, moved to Chiswick during the year and so stepped down. We miss her contribution and energy though are pleased she continues as an associate member. Sadly due to the pressures of work and other commitments, **Jonathan** Blackhurst is stepping down from the committee at this AGM, following eight years of service, including as vice-chair and for the past two years as co-chair. His wise counsel and steadying influence will be greatly missed. We look forward to his continued contribution as a street rep. **SPRA's constitution envisages a committee of 10-15 compared with the current eight...**

PLEA FOR YOU TO GET INVOLVED: As you read this report, please do not think that SPRA is doing so well that no help is needed. SPRA can and should do more but we need new committee members and volunteers to help with the Draped Lady Statue, to get the Friends of St Peters Sq group going and other specific projects! Let us know!

Steve Askins & Jonathan Blackhurst 2018-19 Co-Chairs

St. Peter's Residents' Association (SPRA)

Statement of Financial Activities for the year to 31 March 2019

	Year to 31 March 2019			Year to 31 March 2018		
	Unrestricted Funds (£)	Designated Funds (£)	Total Funds (£)	Unrestricted Funds (£)	Designated Funds (£)	Total Funds (£)
Income from						
Subscriptions	973.00		973.00	1,154.00		1,154.00
Grants and donations	0.00	3,450.00	3,450.00	4,250.00	3,236.00	7,486.00
Events and functions	1,091.00		1,091.00	408.80		408.80
Other income	0.00		0.00	0.00		0.00
Interest earned	0.00		0.00	0.00		0.00
Total Income	2,064.00	3,450.00	5,514.00	5,812.80	3,236.00	9,048.80
Expenditure on						
Designated funds		(3,567.67)	(3,567.67)		(2,112.12)	(2,112.12)
Grants and donations	(500.00)	0.00	(500.00)	0.00	0.00	0.00
Events and functions	(2,515.35)		(2,515.35)	(2,524.89)		(2,524.89)
Printing and stationery	(155.97)		(155.97)	(105.93)		(105.93)
Miscellaneous expenditure	(1,129.08)		(1,129.08)	(572.04)		(572.04)
Total Expenditure	(4,300.40)	(3,567.67)	(7,868.07)	(3,202.86)	(2,112.12)	(5,314.98)
Net income (expenditure)	(2,236.40)	(117.67)	(2,354.07)	2,609.94	1,123.88	3,733.82
Reserves b/forward	9,045.41	1,938.68	10,984.09	6,435.47	814.80	7,250.27
Total Reserves	6,809.01	1,821.01	8,630.02	9,045.41	1,938.68	10,984.09

Balance Sheet as at 31 March 2019

	2019	2018
Bank and Cash	8,630.02	10,886.59
Capital Reserve Account	0.00	0.00
Debtors	0.00	97.50
Total Assets	8,630.02	10,984.09
Represented by		
Unrestricted Funds	6,809.01	9,045.41
Designated Funds	1,821.01	1,938.68
Total	8,630.02	10,984.09

We certify that the above statements are a true and accurate description of the Association's accounts as represented by the books, vouchers, receipts and records kept by the association and made available for review.

14 June 2019



Philip Back
Hon. Treasurer



Richard Thom BA (Hons) DChA FCA FRAD
Hon. Auditor

St. Peter's Residents' Association (SPRA)

Notes to the Accounts for the year to 31 March 2019

Overview

The Association had a combined net expenditure of £2,354.07 (2018: net income £3,733.82); of which unrestricted or general funds accounted for net expenditure of £2,236.40 (2018: net income £2,609.94); and designated funds for net expenditure of £117.67 (2018: net income £1,123.88).

1.0 Unrestricted or General Funds

1.1 Income

Total income in 2019 was £2,064.00 (2018: £5,812.80).

There were some 114 individual / household members during the year (2018: 116). Membership subscription income totalled £973.00 (2018: £1,154.00).

The SPRA membership year runs from 1 Jan - 31 Dec with subscriptions due on 1 Jan each year. The financial year runs from 1 Apr - 31 Mar. The small reduction in membership numbers and larger reduction in subscriptions in 2018/19 is due to phasing with fewer cash subscriptions collected in the last quarter of the financial year 2019 than in the same period of 2018.

Annual membership subscriptions rates in 2019 were: £5.00 Individuals, £3.00 Individual Concessions, £10.00 Households, £6.00 Household Concessions, and £10.00 Corporate groups. Associate memberships (non-voting members who live outside the SPRA area) enjoy the same rates.

Donations from film production companies of £0.00 were received during the year without any conditions attached (2018: £4,250.00). The Association applies a policy based on £250.00/half day and £500.00/full day of filming.

Income from functions and events totalling £1,091.00 (2018: £408.80) The 2019 amount includes income, before catering and other expenses, from the Winter and Summer Parties, and the AGM. Guests purchase tickets for attendance at these parties but the Association subsidises some of the costs. (see comments under Expenditure) The 2018 amount has had some expenses netted off.

1.2 Expenditure

Total unrestricted fund resources expended in 2019 were £4,300.40 (2018 £3,202.86).

Event and function expenditure includes:

- (a) £1,910.35 being the cost of guest tickets for the 2018 AGM and summer party and the winter party and the £10 per head subsidy for members attending the parties. The summer party was held at Linden House and the winter party was held at the Cross Keys; and
- (b) £444 being the costs borne by SPRA in relation to the 2018 performance by Shakespeare in the Square and advance costs of £161 in relation to the 2019 performance.

Donations: A donation of £500 was made towards the cost of the condition survey of the Karel Vogel statue located

Printing and stationary costs amounted to £155.97, including the costs of the SPRA newsletter, the AGM papers and posters and flyers for the various events held.

Miscellaneous expenditure included the supply of dog waste bags (total £1,114.08), and the SPRA subscription to the Hammersmith Society.

2.0 Designated Funds

The Association operates a Garden Fund as a designated fund where individuals, companies or trusts give donations to be applied to the maintenance of the public gardens in the Association's area.

The Committee may at its discretion designate funds from unrestricted funds to designated purposes.

2.1 Garden Fund

Donations of £3,450.00 were received to be applied to the Garden Fund (2018 £3,236.00).

£3,567.67 (2018: £2,112.12) was spent on plants and materials for the Square; and on professional fees to 'Tidy Gardens'.

3.0 Reserves

The Association had £6,809.01 (2018 £9,045.41) in its Unrestricted Funds and £1,821.01 (2018 £1,938.68) in its Designated Funds for the Garden at the end of the year. The Unrestricted funds are sufficient for the Association to continue to represent the members of the St Peter's Residents' Association.

14 June 2019

Treasurer's Report