

St. Mary's Island Residents' Association Limited

NOTICE OF ANNUAL GENERAL MEETING 2013

Notice is hereby given in accordance with the provisions of the Companies Acts that the Annual General Meeting of St. Mary's Island Residents' Association Limited will be held at 7:30p.m. on Friday 29th November 2013 in the Community Centre, Island Road West, St Mary's Island, Chatham Maritime, Kent ME4 3EP

AGENDA

1. Apologies for absence.
2. To receive the Chairman's report.
3. To receive and adopt the financial statements of St. Mary's Island Residents' Association Limited for the year ended 31st March 2013.
4. To elect two Directors from nominations received and Directors retiring by rotation and to approve the appointment of Directors made since the last Annual General Meeting.
5. Any Other Business.
6. Invited guest speakers
 - Mark Reckless, MP for Rochester and Strood
 - David de Sousa, of PCKO Architects, responsible for the masterplan for the 'build-out' of SMI.
 - Andrew Mackness, one of our River Ward Councillors, who will be introducing Shina Olalekan, Regional Development Manager of Orbit Housing. They will be managing the Elderly Assisted accommodation proposed as part of the 'build-out' of SMI.

Dated: 25th day of October 2013

By Order of the Board



Dr R E Muid
Company Secretary

Registered Office: The Coach House, Pembroke, Chatham Maritime, Kent ME4 4EU

Enclosures:

Chairman's Report

Minutes of the AGM held on the 30th November 2012

P&L Accounts for the year ended 31st March 2013

Note 1: A Member entitled to vote at the meeting is entitled to appoint a Proxy to attend and vote on their behalf. A Proxy need not be a Member of the Company. To be valid a Proxy Form must be lodged at the Registered Office not less than 48 hours before the time appointed for the meeting. A Proxy Nomination Form is obtainable from the Company's Registered Office or downloadable from the www.smira.info website.

Note 2: Members wishing to nominate a Member to be appointed as a Director should give notice addressed to the Secretary of the Company at the Registered Office not less than 14 days prior to the date appointed for the meeting. The nominated Member must indicate his or her willingness to be appointed by filling in a consent form. A Director Nomination Form is obtainable from the Company's Registered Office or downloadable from the www.smira.info website.

Note 3: Additional items to be raised under 'Any Other Business' must be notified in writing to the Secretary of the Company at the Registered Office not less than 14 days prior to the date appointed for the meeting.

Chairman's Report

Dear Members,

Another year has quickly passed and I want to thank the Directors and Officers, all volunteers, for their support in my undertakings as well as the furtherance of the interests of all SMI residents for another year.

I hope you agree with me that our lovely Island remains a pleasant and safe environment in which to work, play, bring up families and retire and long may this continue. Keeping things this way requires a great deal of hard work and vigilance on the part of SMIRA, our Councillors, local stakeholders and agencies and there are always new issues to be understood, negotiated and sometimes combatted, to maintain our peaceful and pleasant existence, which we should never take for granted.

I hope you feel that SMIRA have done the best by you this year and that you will continue to support us in our future representation and undertakings.

Ring Road Adoption:

Island Road East and West have now been adopted by the Council. For the record, the roads and footpaths have been adopted but not the landscaping which continues to be maintained by the developer, Countryside Maritime Ltd. I am grateful to the Council for taking up our cause on this and this year has seen the start of the process to adopt some of the secondary (estate) roads. The first sectors to be adopted will be Countryside Sector 1, and the Barratt's Sector and we anticipate an ongoing programme over the next few years to adopt all the existing and new sectors. Again the Council are adopting only the roads and footpaths and SMIRA are pushing with the Council to ensure that the associated landscaping is reinstated to its original specification and well maintained on an ongoing basis. With this in mind, I would ask that residents who have an obligation to maintain landscaping adjoining their dwellings and in the public domain, please do so to ensure the maintenance of the "Street Scene" that we all buy into and enjoy on SMI.

Help of our Councillors:

I would like to acknowledge the help and support of our Ward Councillors and particularly that of Andrew Mackness who has been especially active on SMI issues. Andrew has been alongside us as no other Councillor before him in reinforcing our actions, facilitating access to the Council's executive officers and departments and fighting our corner with other Chatham Maritime stakeholders. Thankyou.

Buses:

SMIRA have worked very hard this year with both Arriva and the Council to improve the bus service on SMI.

We now have an additional bus stop in the vicinity of Tappan Drive and the introduction of a Saturday service which is subsidised by the Council on a one year only "use it or lose it" basis. **So please use it!**

Negotiations are almost complete to improve the commuter service by changing the departure times such as to arrive at Chatham Station to catch the fast services to London. All buses now circumnavigate the Island in a clockwise direction and, hopefully, in the main, only once.

Masterplan Final Phase "Build-Out" of SMI:

The Masterplan application has been submitted to the Council by Countryside Properties and you will have received copies of this through your letterboxes by now. SMIRA were invited to the initial meeting where presentations from a selected number of architects were considered and a final scheme chosen. This has been a long process and, again, SMIRA were invited to help evolve the scheme into what you see today. Although it is still at the application stage, the developer has put in a lot of hard work and consideration following the initial consultation process and, if accepted and approved in its current form, much of what SMIRA asked for will be included such as the elderly assisted housing block, the balance of "affordable housing" to be shared equity, more visitor parking, more residents parking, drop off and pick up parking spaces near to the school and better access to our lovely river walk. We have also requested that any residents gardens falling within key areas of public realm be maintained by a management company under a management charge arrangement. It is hoped that this should prevent some of the problems that we experience where residents do not maintain their gardens to a satisfactory 'street scene' standard for example, along Central Walk.

Street Fuel Ltd: Application to the Environment Agency for a permit to recycle waste materials:

Many of you will be aware of the concerns that arise from this application by Street Fuel Ltd to take over and extend the scope of the existing permit granted to Nordic Recycling Ltd which has been operated, in the main safely, for a number of years now. Once our attention had been drawn to the application by the EA we made residents aware through our website and noticeboards and, as a result of the number of complaints received, the E.A. extended the consultation period and held two "Drop-In" sessions in the Community Centre which were attended by over 200 concerned residents. We were also supported by our M.P. Mark Reckless and our ward councillors Andrew Mackness and Craig Mackinlay. The Trust also lodged an objection.

As a result Street Fuel Ltd have reduced the scope of materials to be recycled within the application back to the original permit and have advised that they will be carrying out their operations inside the existing warehousing. Notwithstanding all of this, we have asked the E.A. to decline the permit or, at the very least, we have charged them to protect us by imposing rigorous operational requirements and ongoing monitoring from the effects of dust, smell, litter, noise, fire and pest infestation. I think that, once again, this has demonstrated how SMIRA have been able to facilitate arrangements and co-ordinate the concerns of the residents of SMI against a real threat to our safe and peaceful existence.

Finally, I would like to thank Chatham Maritime Trust for financing us and positively working with us in our common aims on Chatham Maritime in general and SMI in particular.

Our guest speakers this year are:

- **Mark Reckless**, MP for Rochester and Strood
- **David de Sousa**, of PCKO Architects, responsible for the masterplan for the 'build-out' of SMI.
- **Andrew Mackness**, one of our River Ward Councillors, who will be introducing **Shina Olalekan**, Regional Development Manager of Orbit Housing. They will be managing the Elderly Assisted accommodation proposed as part of the 'build-out' of SMI.

This is your chance to hear and put questions to them and I would very much appreciate your attendance in support of the Board.

David Taylor
Chairman

November 2013

Member's Notes:

ST MARY'S ISLAND RESIDENTS' ASSOCIATION LIMITED
Minutes of the Annual General Meeting held at the Community Centre
on Friday 30th November 2012 at 7:30pm

The AGM was formally opened by David Taylor: Chair

David thanked the members for their attendance and introduced the guests, Matthew Hill, newly appointed CEO of Chatham Maritime Trust, Ricky Hemming, Director of Operations for O'Keefe Soil Recycling at Chatham Docks and Cllr Andrew Mackness. David welcomed Cllr Craig Mackinlay, our other River Ward councilor, Kerry Rudge, Dean Marsh (both of CMT), our PCSO Sue Kemsley and Yusuf Çinar our Community Safety Officer.

- 1) Present: Directors: David J Taylor, Steve Farrin, Leslie James, Simon Taylor, Allan Sneller, Keith Robinson, Bob Muid and Patricia Matthewman
Treasurer: Carol Curness de Witty
- 2) Members: 42 members signed the register
- 3) Apologies for absence: Barry Woolford (Director)
- 4) Forms of Proxy: there were no Forms of Proxy returned.
- 5) Nominations for Director: there were no nominations for Directors received
- 6) Additional items to be raised under 'Any Other Business': none.

7) Chairs Report:

David Taylor reminded everyone that membership of SMIRA was free and that there is strength in numbers when dealing with outside agencies which have an effect on Island life so it's important that everyone who is eligible joins. We have over 700 members.

SMIRA nominates two Trustee representatives to Chatham Maritime Trust (CMT), David Taylor is one and Bob Muid has recently joined as the second. Although as Trustees we have a responsibility to the Trust we try to represent SMIRA's interests.

Recycling activities at Chatham Docks:

We continue to attend quarterly forums with Peel Land & Holdings where we talk about issues that affect the Island.

Ring road adoption:

As a result of our direct representation to Medway Council some two years ago, we expect to have the ring road adopted by the end of this year and we are continuing to meet with the Council to move forward the adoption of the secondary roads. This will start with Sector 1, to the right of Stones roundabout and the Barratt and Redrow sectors. The Council has been and continues to be very supportive in achieving these objectives and negotiations on the secondary roads will of course include the involvement of all the developers. The construction and resurfacing works that have recently taken place are to bring the existing road and pavements up to an adoptable standard and are paid for by the developer, CML, as part of the adoption process. I would like to thank the Council for continuing to support our cause and for helping us to achieve this major breakthrough and, in so doing, allay our concerns that our road adoption may never happen.

Maintenance of landscaping:

I hope that you will agree with me that our ring road and, in the case of the Countryside sectors our secondary road landscaping, is both vastly improved and better maintained than in recent years. SMIRA continues to work with the developers and the Council to try and ensure that this standard of maintenance and indeed any maintenance at all, is financially secured for the future. Again the HCA and Countryside have been proactive in providing the current maintenance regime and I am hopeful that, when we enter into discussions with both Redrow and Barratt on the secondary roads, we can achieve a similar level of co-operation with their landscaping obligations. In spring 2013 we can expect to see more planting to fill in the gaps on the roadside landscaping.

Pedestrian access over the lock:

For safety reasons the pedestrian access over the marina lock when the bridge is raised has been withdrawn. SMIRA has been lobbying through HCA to make sure that access is reinstated as soon as possible.

Bus services:

SMIRA has been active in trying to persuade Arriva to improve the bus services on the Island. We are in talks with them about several issues, including getting the bus to lay over at the stop by the school and changing the timetable so that buses arrive at Chatham station to coincide with the fast trains to London Victoria.

Final Phase Masterplan:

SMIRA for the first time ever has been involved in the masterplan for the last phases of development on the Island to the west. David Taylor has been attending meetings to make the case for improved residential and visitor parking, comments on the building materials and the overall plan. SMIRA is keen to see the central bund extended to the riverside by the blue crane through the new development.

Community Centre transfer:

At the end of March we saw the ownership of our community centre transferred from Countryside Maritime Ltd (CML) to Chatham Maritime Trust (CMT) and this was marked in September by a very enjoyable Community Fair and the formal naming of our main access bridge as the HMS Chatham Bridge. The fair was attended by nearly 400 residents and SMIRA have asked if this can become a regular event. SMIRA, through its representative Trustees on the CMT board, have lobbied for the last four years to ensure that CML transferred the community centre to CMT and not a private company and that it remain focused on serving the community needs of the residents. SEEDA previously and more recently the Homes and Communities Agency (HCA) have played a big part in achieving this objective for which I thank them. The residents for their part therefore, need to ensure that they maximise the community use and support existing community organisations and events. Finally, I would like to thank the board of CMT for stepping up and taking on this asset in the best interests of SMI residents.

David Taylor wanted to thank our PCSO, Sue Kemsley and Yusuf Çinar our Community Safety Officer for all the sterling work they've put in to help SMI residents and SMIRA since taking up their posts.

He also wanted to thank all the contributors to our newsletter and Bob Muid for putting it together. The newsletter is issued once a year, usually in November.

David reminded everyone that SMIRA has a website, www.smira.info, where residents can find all the latest news about the Island, helpful information and all the documents relating to SMIRA meetings. If any residents have issues that they don't want to bring to meetings, SMIRA can be emailed at admin@smira.info.

8) Adoption of Accounts for Year-end 31st March 2012: (circulated with the formal notice of the AGM)

There being no questions raised on the accounts a motion that the accounts be adopted was:

Proposed by: Carol Curness de Witty and Seconded by: Sue Dane. The motion was unanimously carried.

9) Election of Directors: David Taylor advised that, in accordance with the constitution, one third of the Directors serving during the year, in this case two, were required to resign by rotation. This falls this year upon Steve Farrin and Tricia Matthewman. Because of increased business commitments Tricia Matthewman feels she can no longer serve as a Director. The members showed their appreciation of her service to date. During the year Rose Goodson also resigned after three year as a Director. The members showed their appreciation of her service to SMIRA. As there were no nominations received from members for directors prior to the meeting David Taylor proposed the following motions:

- That Steve Farrin be re-elected as a director.
Proposed by: Owen Pascoe. Seconded by: Janet Adkin. The motion was unanimously carried.
- That the appointment by the Board of Bob Muid as Directors during the course of the year be ratified.
Proposed by: Allan Sneller. Seconded by Carol Curness de Witty. The motion was unanimously carried.
Bob Muid was also appointed Company Secretary on 31st March 2012

David Taylor wanted to thank Carol Curness de Witty who does sterling work as our Treasurer.

There being no other business the AGM was formally closed.

Sue Kemsley wanted thank everyone for the warm welcome and appreciation she's had since taking over as PCSO. She told the meeting that she and Yusuf have worked together on a number of issues, including a school assembly on road safety and setting up a competition for the schoolchildren to design a road safety sign to be used on the Island. Sue's contact details can be found on the SMIRA website.

There then followed presentations by:

Matthew Hill, newly appointed CEO of Chatham Maritime Trust

Ricky Hemming, Director of Operations for O'Keefe Soil Recycling at Chatham Docks

Cllr Andrew Mackness, one of our River Ward Councillors

The meeting closed at 9:35pm.

ST MARY'S ISLAND RESIDENTS' ASSOCIATION

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2013

	31.03.13	31.03.12
	£	£
Income:		
Funding from Chatham Maritime Trust	3,000	3000
Additional Grant from CMT (History Society)	250	0
Fundraising activities	0	0
Donations	80	40
	<hr/>	<hr/>
	3,330	3040
	<hr/>	<hr/>
Expenditure:		
AGM costs	325	410
Annual return fee	14	15
Stationery and office costs	255	159
Insurance	398	398
Accountancy	150	150
Meetings expenses	114	108
Newsletter	853	960
Donations	150	150
Sponsored event	12	0
Notice board & Signage	796	390
Website	24	300
Membership certificates	0	0
Historic Society	238	0
	<hr/>	<hr/>
	3330	3040
	<hr/>	<hr/>
Net Surplus/(Deficit)	nil	nil