



REDINGTON FROGNAL ASSOCIATION
Umbrella body for residents groups in the Redington Frognal Conservation Area

Draft minutes of AGM of Redington Frognal Association held online on Tuesday 15th September at 8.15 pm

Present:

Rupert Terry (Chair)	Ferncroft Avenue
Andrew Parkinson (Vice Chair)	Kidderpore Avenue
Laurence Bard (Treasurer)	Platt's Lane
Mojgan Green (Secretary)	Heath Drive
Barbara Alden	Chesterford Gardens
Siobhan Ezra	Arkwright Road
Hazel Finn	Bracknell Gardens
John Fox	Rosecroft Avenue
Lydia Glennie	Platt's Lane
Susan Grossman	Kidderpore Gardens
Michael Hibbs	Frognal
Linda Lucas	Frognal
Tina Marton	Hollycroft Avenue
Nancy Mayo	Hollycroft Avenue
Laurence Middleweek	Heath Drive
Ashley Mitchell	Heath Drive
Mal Parker	Frognal Close
Val Russell	Arkwright Road
Alan Sanders	Westfield
Jonathan Silver	Hollycroft Avenue
Margot Schiemann	Frognal
Harlan Zimmerman	Redington Road

1. Apologies

Emily Brettle, Helene Hort, Sue Latimer and Kirsty Roberts.

2. Draft minutes of 21.7.19 AGM

The draft minutes of the 2019 AGM were uploaded into the Chat function, but were not visible to all attendees. The Chair therefore read out the draft minutes, which were to be subsequently circulated by email to all attendees. Proposed amendments would then be addressed and the minutes revised. In the absence of these amendments, Barbara and Alan proposed the minutes be adopted and the motion was seconded by Laurence B.

3. Chair's Report

RedFrog Residents' Association has been in existence for 33 years, having been formed on 1987 as an umbrella association for the individual street associations (which maintain their own identities) to carry greater weight and to be better able to participate successfully in planning battles.

History of RedFrog RA

The main topics addressed by RedFrog over the past 33 years of meetings included:

- The need to enhance the environment of Finchley Road, including walking the length of Finchley Road from Swiss Cottage to Hendon Way in 2014 with TfL's Arboriculture and Landscape Manager to search for sites for tree planting.
- Problems of traffic speeds, congestion, the school run and rat running. This has entailed close contact and cooperation with Camden's Highways Engineering and Public Realm departments and with TfL.
- The need for safe pedestrian crossings across Frognal Lane and from Frognal Lane to West End Lane.
- Diffusion tube monitoring during 2015 and 2016 to develop NO2 readings. The highest readings by far were recorded in Arkwright Road.
- Arranging a public meeting with TfL in 2015 for residents to pose questions about TfL's plans for CS11 between Brent Cross and Swiss Cottage. Assurances on greening and tree planting and safe crossings were sought and concerns over the traffic impact on side streets were raised.
- Preparing representations for major planning applications, eg developments in Kidderpore Avenue (Barratt and Mount Anvil), school expansion plans and 23 West Heath Road (Sarum Chase). Opposition to the Mount Anvil site gained the support of Sir Tom Conti and Dame Esther Rantzen and a petition with 500 signatories was presented to Camden's Development Control Committee.
- Working with Camden to develop the 2003 Redington Frognal Conservation Area Statement and Guidelines and the overdue update to this, recently prepared by Urban Vision Enterprise, which is currently in draft form.
- Engagement with the Camden Biodiversity Action Plan and development of the RedFrog Wildlife Survey.
- Losses to trees and canopy cover, gardens and biodiversity.
- Working with HHS and Camden Resident Association Action Committee (CRAAC) to address subsidence and flooding problems arising from basement excavation.
- Meetings with Dr. Stephen Myers, water engineer, and author of *Walking on Water* to consider a project to map unidentified underground rivers.
- Since 2009, campaigning for an Article 4 direction (as in the Hampstead, Belsize and Swiss Cottage Conservation Areas). The case was successfully presented to the Culture and Environment Scrutiny Committee by the Vice Chair of RedFrog NF on 9th June.



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These themes recurred continually throughout the twenty years and, during this period, RedFrog Association achieved very little, while the Conservation Area character continued to become degraded.

This drove the formation in 2012 of the Redington Froggnal Neighbourhood Forum, with the aim of developing a Neighbourhood Plan to guide the Area's future development.

The Redington Froggnal Neighbourhood Plan was formally submitted to Camden in May 2020, all public consultations are complete and an examiner has been appointed.

Activities in 2019-2020

RedFrog Association website

During lockdown, the RedFrog Association website was developed to serve as a local information resource, including contact details for home delivery of groceries and other goods and services.

Branch Hill Pond

A meeting with Dr. Stephen Myers in May 2015 led RedFrog to commission Arup to map previously unidentified historic (or lost) underground rivers. Almost all have been culverted into sewers. The source of the historic River Westbourne (also known as the Cannon) is generally considered to be the green space below Whitestone Pond, near to Branch Hill. Close by was a pond, which was painted by John Constable on many occasions.

As a result of grant funding won by RedFrog Association, this pond is now being restored as a natural wildlife pond by City of London. A hydrologist and landscape architect have completed exploratory ground investigations to assess the size and location of the restored Branch Hill Pond. A PR strategy has been developed and local journalists identified.

Bat recordings

Use of the RedFrog bat recorder has confirmed that RedFrog gardens are very fertile territory for bat commuting and foraging. Records of various species have been submitted to Greenspace Information for Greater London, ZSL and London Bat Group.

Zoological Society of London (ZSL) hedgehog survey

In 2020 a number of residents participated in a hedgehog research survey by ZSL. No hedgehogs were observed.

Launch of membership subscriptions

At the 2019 AGM, membership subscriptions were launched. This will now be the only income stream for the RA.

Ongoing expenses relate to public liability insurance, websites hosting (Neighbourhood Forum and Residents' Association), the information Commissioner's Office data protection fee, hosting meetings and events and websites assistance.

Future work

RedFrog does not systematically monitor planning applications and its general practice is to submit representations when asked by residents to do so and / or when an application conflicts with the RedFrog Conservation Area Guidelines.

With the neighbourhood plan now nearing completion, CIL money is unlikely to be available. We therefore propose to limit planning support to residents who are supporting RedFrog's work through membership fees or donations.

Future projects

A group of residents have been seeking grant funding to green the cattle trough triangle at the junction of Platt's Lane and Rosecroft Avenue. An application to the Brent Cross South fund was unsuccessful and further funding opportunities are being sought.

4. Treasurer's report and accounts

The annual accounts were uploaded into the Chat.

Laurence referred first to the accounts of the Association showing a positive result for the year of £1,696, largely the result of a donation from the residual funds of the now defunct Templewood Residents Association.

This was not, however, to decry the very valuable membership subscriptions, introduced last year (see below), and which we very much appreciate from the members now present, and others who cannot attend.

They are an essential source of money needed to keep both organisations going. Please keep them coming! The Association had to take on one specific project itself - the Constable Pond - as the City of London had insisted.

This has effectively made the possibility of an easy route to charitable status impossible, the Association's turnover now being over £5,000. Other projects have been undertaken by the Neighbourhood Forum, which the Association supported in the amount of £253, and to whose accounts Laurence now referred.

The principal unfunded costs arise from our communication needs - website design and maintenance, and printing of notifications to members - which the Forum is obliged to do, and where we lack technological expertise.



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A discussion followed on how best to raise subscriptions and donations, highlighting the need for a volunteer to spearhead publicity and the use of social media. We may have had various grants, but Nancy and Laurence have tried to reconcile all grants received with expenditure paid out, and there remained expenditure of this nature which did not seem to be covered.

This is the position adopted for the accounts - and Laurence indicates that the Redington Frogmal Association will possibly have the same situation in the current year.

Laurence has checked with Companies House and not received email reminders; he believes that he may have had registration problems for this service. Either way, Laurence has until 31 March to file accounts and 31 December for the annual confirmation. He confirms that he hopes to do so much sooner as soon as he manages to get a new authentication code in the post.

THE REDINGTON FROGNAL ASSOCIATION

Company limited by guarantee in England no. 03466444

Income & Expenditure Account - 1 April 2019 to 31 March 2020

		(£)
Brought forward from previous year		2,571
Subscriptions and donations	1,700	
Interest earned	2	
Events and admin	(259)	
Support for Redington Frogнал Neighbourhood Forum	(253)	
Own projects - grants received	6,940	
- paid out/unspent	(6,940)	-
Result for year		1,696
Balance carried forward		4,267
		=====

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Balance Sheet at 31 March 2020

	(£)
Current Assets - Cash at Bank	12,083
- Debtor	170
Current Liabilities - grants unspent	(7,986)
Net Assets	4,267
	=====

1. For the year ended 31/03/2020, the company was entitled to exemption from audit under Section 477 (2) of the Companies Act 2006 relating to small companies.
2. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
3. These accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The Directors acknowledge their responsibility for:

- i) ensuring that the company keeps accounting records which comply with Section 386; and
- ii) preparing accounts which give a true and fair view of state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of Section 393, and which



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Adoption of the accounts was proposed by Barbara and seconded by Alan.

5. Election of officers

The Association as the following posts: Chair, Treasurer and Secretary. The re-election of Rupert as Chair, Laurence as Treasurer and Mojgan as Secretary were proposed and seconded.

6. Membership

Since the ABGM of 2019, a fee has been in place for membership of the Redington Froggnal Association:

- £10 per individual or £15 per household.

Paid-up membership is critical to providing support for the Association.

This will enable residents to participate in the many events organised by the Redington Froggnal Association as well as providing a key vote at the Association's AGM. Please make sure that you encourage friends and family in our residential area to take up membership and become active in our community.

It is strongly encouraged to all residents in this unique conservation area to do so. The Treasurer provided the following bank account details:

Account name: The Redington Froggnal Association

Sort code: 20 36 16

Account number: 03 76 31 96

It was suggested that all current members e-mail residents they know to inform them of the benefits of the Association and to encourage further membership.

Questions were asked about the potential to apply for LCIL funds. However, LCIL funds can only be used for agreed infrastructure projects and cannot be used for ongoing expenses / running costs.

Currently the Association has 22 members out of about 1,700 households. It would be reasonable to ask residents who have benefitted from Association planning assistance to become members. It does not seem equitable that such a small pool of residents should fund the cost of the Association.

It was questioned whether the Association should invest to attract new members among the 1,700 households in Conservation Area, eg through a mail drop or a mail drop piloted in just a few streets. However, it was noted that the most successful fundraising has been generated as a result of social events that residents are pleased

to attend. A mail drop would need to contain information on a forthcoming benefit, to provide a “hook” to draw residents into the Association.

Other options to seek new members are by advertising in the Ham&High of CNJ , NextDoor Frogna, ilovehampstead and by personal contact by existing members with neighbours to. This would be effective and require a leaflet with some information about the work of the Association

A major event is planned when the first spadefuls of earth are dug at Branch Hill next spring. It will be important to publicise this well in advance, including through the Ham&High. RedFrog needs to make better use of social media, eg NextDoor, Mumsnet, but this will need to have an event attached to it or an issue that affects residents to provide an incentive to join, eg Dig the Pond, Save Your Trees, air quality / diffusion tube monitoring (as in 2016) or a major planning application.

A multi-channel approach is likely to be optimal.

A membership committee of three to four residents and a membership secretary was proposed. Barbara offered to serve on the Committee, along with Jonathan and Susan, who will help on social media.

7. AoB

A planning application has been submitted for one of the Neighbourhood Plan’s proposed Local Green Space designations, which has been speculatively acquired and where there is a potential breach of planning.

Cllr. Parkinson has referred the case to Gary Bakall, Head of Enforcement, and an enforcement case has been opened. Photographic evidence and details of trees removed is requested and this will be provided by Michael and Margot.

The Examiner will be alerted to the clearance of all vegetation of habitat value and it should be possible to forward details of the planning breach as part of the Examiner’s enquiries regarding changes that have taken place since the ending of the Reg. 16 consultation.

Attendees were thanked for their presence and the meeting was declared closed.