



Elstree & Borehamwood Residents Association

Minutes of Meeting for 19th March 2019

Date: 19th March 2019

Held at: St Teresa's Church Hall, 291 Shenley Road, Borehamwood, WD6 1TG

Committee Members Present: Andy Lewis (Chair), Lawrence Stack (Vice Chair), Suzanne Alford (Treasurer) and John Fort (Hon Secretary)

Updates Since Our Last meeting:

These are updates* via email from Cllr. Pat Strack:

China Sister twin town:

There will be a sub-committee in April.

ACP footpath:

No update.

Reviva - Planning Application Ref: 19/0043/FUL

Reviva had a Planning Application in for change of use that was refused (18/1065/CLE). However, just before this meeting we have heard that there is another Application going in (19/0043/FUL), that may be heard in April or May.

Possible Parking Charges in the Boulevard Car Park – Planning Application Ref: 17/2260/MPO:

Cllr. Michelle Vince explained that further to the Planning Application Ref: 17/2260/MPO, where the landowners want to replace the original planning obligation from 1986, which agrees to three free hours of parking, with a replacement planning obligation to allow for flexibility in charges for the car park; the Planning Application has been deferred twice now, from November 2017 and March 2019. Savills, who are the agents for the owners, may not come back to the Council, but instead may take the Council to a Tribunal. Savills, the landowner's agent, arguments include, that if the council can charge for their car parks, then they want to be able to charge for the shopping car park.

Cllr. Vince also raised a point aside, in that the original parking condition, as stated in the Site Agreement in 1986, was for *"two hours free of charge and a third hour at a nominal rate of charge but free to customers of the said retail stores and a fourth hour and thereafter at a rate to discourage long stay parking"*. Cllr. Vince argued that therefore there could be subsequent legal claims from anyone getting a parking ticket for going over the three hours, if they could have had a chargeable hour for the fourth hour, had the original parking agreement remained in place.

She also added that the Landowner's Vectos 'Car Park Charging Strategy' report' was out of date too. Plus, some Boulevard stores were already facing hyped rents, some stores had already or maybe closing due to this and/or other factors, and there are already parking problems elsewhere in the town.

Action: *Although this Planning Application was deferred, it is still a live application, we still need to fight it. Sue Alford of EBRA is running this campaign, and has been in contact with all the stores around the Boulevard and has informed*

all the Store Managers about the situation, as many were not aware of this Planning Application. She has sent them all an email to forward to their Estates Departments to then refer the matter back to Savills and the Landowners.

Bus update:

Steve Simmonds of Sullivan buses, updated EBRA by email and said there's still no announcement on route 292's frequency reductions. TfL have said in the next couple of months there will be an announcement. The pressure on the Mayor's budget; the lack of financial support from Hertfordshire; the new bus route down the A1, running every 20 minutes and traffic in Borehamwood are impacting on its reliability, all make it a prime candidate for frequency reductions. Unfortunately, the same arguments apply equally and more to the 107 service, with the proposed new route between Barnet and Edgware via Barnet Hospital and the A1. No proposal has been made to reduce the 107 but Sullivan Buses would not be surprised if one was made in the future.

Route 657 operated by Uno between Borehamwood, Shenley, London Colney, St Albans and Harpenden is being withdrawn after Friday 19th April. Hertfordshire have tendered a replacement service for one year (usually it is for five years). It is understood negotiations have been held with Arriva with a view to them running the service albeit to a slightly different timetable than Uno. Further to that update is that Arriva's replacement for the **657** will be renumbered **357** from 21st April.

Lawrence Stack also informed us that there were bus service changes to the 602, 644 and 614 from the 21st April, when there will be new timetables etc.

Enterprise car Rental - Planning Application Ref: 18/1178/FUL

Cllr. Michelle Vince explained that the Planning Application for Enterprise Car Rental, who wanted to operate a car rental service from the bottom of Natwest House, which now has 90 let or purchased flats, was done under 'permitted development'. As they did it under permitted development, they were allowed to scale down the size of what was required, because they did not need any planning permission and they left one area which is still commercial and that's what they are trying to let. There were concerns there were not enough objections, as no one in the Natwest House flats was consulted and some flats were empty at the beginning of the consultation process. They also did not consult with Liberty Court, but did consult with Franklin Court, which was the furthest block away. Cllr. Vince wanted to be sure if planning permission was granted, that conditions would need to be attached e.g. to limit the noise, nuisance and disturbance. Such a development could impact on the 60 let parking spaces, as they wanted to have 24 of these parking spaces for this Enterprise development.

The decision was, however, finally turned down on 14th March 2019, as it was deemed not to be the right sort of commercial property. However, Enterprise may appeal and they believe they could win it and that they would not need any conditions attached.

Elstree and Borehamwood Train Station Redevelopment Programme Update:

Bob Redman of First Impressions, kindly gave us an update on the train station's £1.5m redevelopment and said the station project was running on time. He had met with the Site Manager. It would be open operationally from the end of March, and by the end of May, the coffee shop would be open too. He has seen the up to date plan and the schedule to reinstate the 'First Impressions' installations and planters etc. Some installations would need to be placed elsewhere, as their original locations had been changed during the redevelopment, and they may add more installations within the booking hall. Bob was pleased that there would be a new visible Book Swap shelf for people to swap books etc. He was working with Helen Stammers (Studio Rotary Club) on this initiative.

Bob also updated us about the canopy that left a gap on Platform 1, which meant rain would come down there. Bob said he could represent EBRA to request that the gap be filled.

AGM:

Chairman's Report:

Andy gave his Chairman's report and thanked Tony Clayden for setting up and allowing us to use his PA equipment for our meetings. He thanked Patrick O'Donnell for lending us his projector etc and for Shelia Carlisle of Gratitude for providing a sumptuous buffet of vegetarian delights at this AGM meeting.

Andy said that the November EBRA meeting, where we discussed the Local Plan, with Cllr Harvey Cohen, as our speaker, was by far one of the best attended meetings EBRA had had and we had about 108 people attending and it was financially very beneficial in term of increasing the number of Annual Household Memberships. Andy said he had handed out 300 flyers regarding the local plan, to encourage people to attend our meeting on that occasion and he believed about 25% attended as a result.

It was also good that over the year, EBRA had been able to have an input into Thameslink and the design of the new Elstree and Borehamwood train station, via Bob Redman of First Impressions, who kindly represented EBRA.

EBRA had supported numerous campaigns around the town and had written letters of objection to support the STENCH campaign against Reviva's 'smelly' composting operation, and against the container housing units in Crown Road. EBRA also commented on numerous sites that had been put forward for consideration under the 'call for sites' in the last Local Plan Consultation. EBRA also had an interest in the Stirling Corner consultation for the toucan crossing, which was hopefully going to be implemented in 2020, albeit EBRA had submitted an alternative proposal that would not cause any change to traffic flow or add to the congestion, that may arise from the TfL proposal.

Andy said the plan for EBRA for this coming year was to:

- ◆ to make better use of the Section 106/CIL monies, in that Hertsmere had £7.7m, which was available for capital expenditure projects for the borough, of which Elstree and Borehamwood would be entitled to £3.5m. So, in theory we could get a new theatre or medical centre.
- ◆ help improve parking and traffic arrangements around the town, as we have seen what could happen with the Boulevard Shopping Park parking issue, where the owners may start charging users to park, and parking issues down Bullhead Road.
- ◆ address vehicles speeding down Furzehill Road.
- ◆ be more active on campaigns, with an especial focus on pressurising the Town Council to do a neighbourhood plan for Elstree and Borehamwood; and if we could not do it for Borehamwood, then we could try it for at least Elstree. He questioned the fact that if Radlett and Shenley can afford one, why couldn't we? Cllr. Jeremy Newmark added that any group of residents or Residents Associations are entitled to come together and promote a joint neighbourhood plan which would go forward to a local referendum. He said that a feasibility study would be needed etc and we could set up a small group to look into this.

EBRA Committee Members were also attendees of the Transport Forum, Community Safety Forum and the Hertsmere PPI group (although most of their meetings were during work time so were hard to attend) and Fairbrook Surgery PPG.

Treasurer's Report:

Sue Alford then went through the EBRA accounts – please see Appendices A and B.

- ◆ In comparative terms, between 2018 and 2017, it showed that in 2018 we had an income of £408 (compared to £354 in 2017) which was a 13% increase, with a £54 increase. This was mainly due to an increase in annual household memberships from 34 to 49 annual household members and £57 increase from the '£2 pay as you go' fees. However, in terms of expenditure, this was £479.54 in 2018 (compared to £432.43 in 2017) which was a 10% increase, with a £47.11 increase. This was due to the inclusion of the bi-annual cost of our website, a £20.38 increase in printing and stationary costs, and a £30.11 increase in advertising costs – principally using a paid promotion service on facebook. However, we saved £42.25 (as was the cost in 2017) by not doing the Flower Festival in 2018. So overall, we made a net loss of £71.54 for 2018, compared to a £78.43 net loss in 2017.
- ◆ On the Income and Expenditure Accounts, we had the net loss of £71.54 for 2018 but we had £417.64 assets in our bank account. However, our liabilities were high and consisted of accrued expenses (accrued by the Committee Members since EBRA started) which now totalled £1,828.66.
- ◆ Thank you to those who gave EBRA donations.

To increase our income, we are looking to increase either the number of annual household members to 70 and/or increase the annual membership payment from £6, to say £10. We opened up this conversation to those attending our meeting - Cllr. M Vince suggested a £6 Annual Household Membership with the option of putting in £4 donation. Mike Lawson suggested increasing it to £7 and seeing what response we got. Janice Crombie said she would be happy to pay £10 and maybe people on benefits could pay the £6. Tony Clayden said maybe keep it £6 subscription with option of adding a £4 donation at renewal time. Andy asked for a show of hands for £10 and it was almost unanimously agreed with those present – so it was agreed we would increase it to £10 from May 2019. We also asked if EBRA were to email flyers out to our members, would our members be able to distribute them to their neighbours. It appeared that this was a possibility and we will try this method of promoting our meetings and campaigns etc in due course.

Election of Officers:

Andy then went through the Committee Elections and the results were that Andy was to remain as Chairman, Sue was to remain as Treasurer. Lawrence was now a Committee Member (at his request) and John was Membership Secretary. Andy invited those present and eligible to join the Committee if they wanted to, however, no one offered to stand.

Cllr. Jeremy Newmark said we were doing an incredible job on behalf of the local community and that it was a shame we were not getting cash grants from the local council. We explained that we get £360 of free advertising per year in the Town Crier. John Cartledge, a member, then thanked the EBRA Committee and showed us his appreciation for all our work and efforts.

Any Other Business:

Hearing Dogs for the Deaf

We welcomed Liz and her dog Rufus from 'Hearing Dogs'. She explained that one in six adults have a hearing problem and that there were around 900 working hearing dogs, between thousands of people who needed one over the whole country.

The charity bred the dogs themselves, using stud dogs, and after eight weeks of being born, the puppies would go to a Socialiser, who were volunteers. The dogs would be then be trained to become well behaved and obedient.

As these were 'Assistance dogs', they wear a jacket and they can go everywhere and it is an offence to ban them.

These dogs were for people who were born deaf, may even be speech impaired and who may have no concept of sound. The dogs are trained to learn up to eight sounds and to communicate via 'doggy sign language'. For example, if the doorbell goes, the telephone rings, a baby cries, the cooker timer goes, fridge freezer alarm goes off, or the alarm clock goes, the dog is trained to communicate this to the deaf person by e.g. nudging the person with their noses (not barking, as the deaf person would not hear this). They may not use their paws as this could hurt the person, especially when dealing with elderly people, who may have thin skin. They train four types of dog from Labradors to miniature Poodles. Little dogs are used for people who need the dog to specifically jump onto the bed e.g. to alert them – as large dogs may injure the person if they were to leap on them! The dog will know where the sound is coming from and he will nudge the person and then lead them to the source of the sound. They can be trained to find the ringing phone or fetch the person's partner, or the partner may ask the dog to find the user. However, for smoke alarms, the dog is trained not to lead the person to its source, but instead it lies down to indicate it is a smoke alarm. Dogs will be assessed to match the household e.g. a dog that likes cats or likes going to a work place. It takes about 16 months to train the dog up to this level. In the initial stages, the dog and person will live at a training centre in a flat for 5 days and a trainer helps them to bond with their new dog. This is followed by a further week at the person's home. The dog is checked up on every 6 months. You will never own one of these dogs – the dog belongs to the charity as the dog's welfare is of paramount importance. The dogs are retired at eleven years old but the person can keep them or get them rehomed. At ten years of having this dog, the charity will start the process of looking for the next replacement dog.

To join as a member of this wonderful charity it costs £10 a year. It costs £25k to train each dog. In terms of financing the dog, the charity like the person to be self-sufficient where possible, but if necessary, the charity can pay for some dog food and some dog food companies donate food. There are 24 of these dogs in Hertfordshire.

At the end of this meeting EBRA presented Liz and Rufus with a cheque for £30 for this charity. This presentation was definitely one of EBRA's highlights of the year!

Secretary for Herts Hearing dogs: lizarendt@ruffles28.plus.com

Website for Hearing Dogs: <https://www.hearingdogs.org.uk>

Aycliffe Road Post Office - under threat of rent increases:

Cllr. Jeremy Newmark highlighted that the Leeming Road/Aycliffe Road shops were still vulnerable, and in particular the Post Office in Aycliffe Road is next on the 'hitlist' by Hertsmere Borough Council. They were expected to endure a 120% rent increase and that could lead to the closure of this important asset in our town. This was due to the Asset Management Department at the council failing to review the rent of these businesses, as they were contractually obliged to do, over the last six years. So, these back payments were hugely disproportionate rate increases and, in some cases, this was 400% levied on some small businesses. Because they could not do this to all the shops at once as this would lead to uproar, they staggered this and this is the second phase of huge rent increases being levied. This post office has been there for over 50 years. It is used by the elderly and care homes in that area and used by many local people. It is also disability-friendly in terms of access and layout etc. This situation was not good news, as our main post office in Shenley Road had been downsized to a third of its original size. There was a need to secure funding to protect these key post offices in our town. Cllr. Newmark asked those present to please sign his petition and contact HBC etc.

EBGBS AGM:

Anne Goddard, Elstree and Borehamwood Greenbelt Society, reminded people that their AGM was on 14th May and to come and join them.

Elstree and Borehamwood Events App/Website:

Ian Mackay raised a comment about communication of events and said the Town Crier was alright but that an App might be better and more up to date. However, an emailed response to him from the Parish Council, pointed out that such an initiative would cost money for an officer, who would need to update any such app or website, and any events would need to be authenticated. Cllr. Richard Butler, as a Town Councillor, said he would look into this idea.

Gratitude Update:

Sheila Carlisle, from Gratitude, a predominantly husband and wife team, who have been running for this charity for the last six years, updated us on their charity's efforts. They now had a pantry in their garden for vulnerable and needy families, who could attend anytime from 0600 hrs to 2200 hrs and take any foods they needed. They also wanted an electric van to help them redistribute expiring vegetarian foods, that they are given by many local food stores, around the area to other charities etc. They also run community lunches every Wednesday at St Teresa's church at lunchtime. They are working with Haberdashers Boys school doing recycling projects. They have set up a small outdoor library in weather proof box near a family shelter. They also have a daily delivery from Amazon, of a ton of items e.g. health and beauty products etc which are due to expire, which they need to redistribute around the area to other groups e.g. shelters etc. They made sure they redistributed everything where possible. EBRA thanked Gratitude for all their efforts.

Town Events:

Civic Festival Fortnight:

- ◆ 15th June - Carnival Parade
- ◆ 29th June - Family Day – Meadow Park
- ◆ 22nd June - All Saints Church - Town Flower Festival

Please contact Cllr. Pat Strack, Leader Town Council, if you have any general enquiries.

Other events:

- NSPCC have a Brass band Concert at Allum Manor on Sunday 7th April at 7pm - Borehamwood Brass and Paul Lomax - Tickets £12 - ask Ann Goddard for more information
- Friday 12th April Barn Dance at St Teresa's at 7.30pm - Ploughman's and veg option + dessert - £10
- Saturday 27th April the Scratch Messiah at All Saints Church at 2pm for the rehearsal or 7.30pm for the performance - £5 - raising funds for the Children's Society - £5 ticket/donation - see Maryke/Pat Strack
- 2nd May 19 – Town & Borough Elections, have you registered to vote?
- Saturday 11th May - Prosecco4polio jerk chicken rice and peas veg option - Steel Band - Raising funds to stop polio now - Studios Rotary Club, St Teresa's Church Hall, 7.30pm - £25. Ask Nick, Sasha, Maryke and Pat Strack for tickets
- EBGBS AGM Weds 14th May at Allum Manor room 3, 7.30pm, Speaker Debbie Hougie, Senior Lecturer Uni of Hertfordshire
- Town Pre Festival Sat 11th May 11am to 4pm All Saints and the Piazza - More details to follow
- Town Parade Sat 15th June – the theme for 2019 is 'Celebration'

Town Council Meetings (Fairway Hall):

- 27 March - Community Safety Meeting @ 7pm
- 15 May – Transport forum @ 7pm
- 8 May - ANNUAL COUNCIL MAYOR MAKING @7:30pm

EBRA Matters:

EBRA – Committee – we need your help:

EBRA have a very tiny committee of currently about four people and we desperately need more people to help us. Do you have any spare hours each bi-monthly period to help us? If you are able to help in anyway this would be very much appreciated. We need researchers, letter writers, people to help out on the night of our meetings to put out chairs etc, ideally someone who can either help do the teas and coffees and/or run the membership desk at our meetings and welcome in attendees and sign up new members and take subscription payments etc – training will be provided. Andy does the agenda and power point presentation and Sue does the membership admin and minutes. Going forward, if anyone else is interested in doing the minutes please let us know, so Sue can be freed up to do more campaigning etc. We have one internal meeting for about two hours during the week before the next public meeting, so there is not a big demand on your time. We really need more of you on board to achieve our aims and goals! Although we are a small committee, we have plenty of fun too.

Next Meeting:

Our next meeting is on 21st May 2019 at 7.50pm at St Teresa's Church Hall, 291 Shenley Road, WD6 1TG.

Our future meeting for **2019** are on Tuesdays on these dates:

- 2nd July 2019
- 24th September 2019
- 12th November 2019

The End

APPENDIX A



INCOME & EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2018

INCOME

Annual Membership	294.00	
Pay as you go	94.00	
Donations	20.00	
		<u>£ 408.00</u>

EXPENDITURE

Venue Hire	180.00	
Website	36.52	
insurance	143.64	
Printing & Stationary	50.38	
Marketing & PR	60.00	
Flower Festival	-	
Sundry	9.00	
		<u>£ 479.54</u>

Net Loss for the period		<u><u>-£ 71.54</u></u>
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STATEMENT OF ASSETS & LIABILITIES

ASSETS

Bank	<u>£ 417.64</u>
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LIABILITIES

Accrued Expenses	1,828.66
Deficit for the period	- 71.54
I/E B/fwd	- 1,339.48
	<u>£ 417.64</u>

Andrew Lewis
Chairman

Suzanne Alford
Treasurer



FOR THE YEAR ENDED 31 DECEMBER 2018

COMPARATIVE YEARS

	<u>2018</u>	<u>2017</u>	
<u>INCOME</u>			
Membership	294.00	204.00	
Pay as you go	94.00	37.00	
Donations	20.00	104.00	
Carnival	-	9.00	
	<u>£ 408.00</u>	<u>£ 354.00</u>	13%
<u>EXPENDETURE</u>			
Venue Hire	180.00	180.00	
Website	36.52	-	
Insurance	143.64	141.07	
Printing & Stationary	50.38	30.00	
Advertising & PR	60.00	30.11	
Flower Festival	-	42.25	
Sundry	9.00	9.00	
	<u>£ 479.54</u>	<u>£ 432.43</u>	10%
Net Loss for the period	<u><u>-£ 71.54</u></u>	<u><u>-£ 78.43</u></u>	