



**Minutes of the Annual General Meeting
13th April 2026 at St Mary's Church Hall**

1 President's Address

Brian Reading (BR) introduced himself and welcomed first-timers and regular attendees to the meeting. He welcomed our visitors also attending – Councillors Michael Tickner, Adam Grant and Gemma Turrell, London Assembly Member (LAM) Thomas Turrell and our guest speaker, Rob Vale. BR thanked Mike Ricketts (MR) (SRA Chair), the SRA Committee and the SRA Road Liaison Officers for their hard work during the year.

BR mentioned the local elections on 7th May and suggested that the Hustings on 29th April was an opportunity to meet the candidates but reminded us that the SRA is non-political; the SRA will form relationships with whomever is elected to strive to get things done and ensure the residents' thoughts are considered. BR thanked the councillors for their valuable contribution and wished them all luck.

2 Apologies for Absence

Councillor Felicity Bainbridge, the local Police Team, Reverend David Edmundson from St Mary's Church, Linda Baldwin, David Allison (Friends), Martyn Street and Simon Melville

3 Minutes of AGM held on 16th April 2025 and matters arising

Vote - Minutes:

- Proposed by: Peter Berry
- Seconded by: Cllr Gemma Turrell
- Passed by: Show of hands and no objections

4 Chairman's Report for 2025 and matters arising

Mike Ricketts (MR) advised that our membership now has over 570 households (equivalent to maybe 900 members). However, it is important that we try to build this to increase our numbers and funds so that we can continue to support our residents. MR continued to mention other activity undertaken by the SRA, including awarding grants to projects such as the Community Café, local schools and we supported the Council's parade grant which provided new planters and benches to improve the village (where the councillors had established that some forecourts were council-owned); the Christmas Lights also returned and the choir from St Mary's Church joined the well-attended light switching-on event.

Also happening during the year, the Road Safety Working Group put forward their latest two proposals to the councillors for strategies regarding road safety near schools and along Hayes Lane. For Development Planning (Officer is Patty), we are here listening to the voices of residents to ensure proposals are appropriate.

The SRA continue to build strong relationships with the councillors, who now attend alternate Committee Meetings. Topics being discussed include the lighting on the Mays Hill Rd footbridge (which Cllr Felicity Bainbridge has been involved with).

As in previous years, walks and guided tours will take place e.g. 9th May in South Hill Wood and a Shortlands history walk on 27th June.

MR introduced the committee members and flagged that more were needed as they are missing a minuting secretary and communications/social media officer.

MR thanked everyone for coming and advised that questions can be raised in the Open Forum at the end of the meeting.

5 To receive and adopt accounts for the year to 31st Dec 2025

Peter Berry (PB) (Treasurer) picked out some salient points from the financial statement, starting with income:

- The increase in membership was largely thanks to the Liaison Officers
- The decrease in interest follows the peak in rates in the previous year (2024)

For expenditure:

- The increase here was because website domain address had to be renewed
- Our donation towards the Xmas Lights was less than typical due to other contributions meaning not so much was needed
- The sound system has broken down so repair expenditure may need to be considered
- The hiring costs are for venues for various meetings

Overall, our finances continue to be in good shape.

Vote - Adoption:

- Proposed by: Peter Berry
- Seconded by: Brian Cooke
- Passed by: Show of hands and no objections

A question was asked by one of the members regarding where the SRA funds are held and PB advised that they are with the Skipton Building Society.

Thanks were given to John Needham for examining the accounts.

6 Election of Officers and Executive Committee

BR clarified that the Chairman & Vice Chairman are not elected here as this is done by the Committee at their separate meeting. Details of the nominations are as follows:

Role / Name	Proposer	Seconder	Vote
Treasurer Peter Berry	David Cruickshank	Wally Peck	Passed by show of hands
Development Officer Patriycja Ploch	Mike Ricketts	Keith Mills	
Membership Secretary Robert French	Mike Ricketts	Jan Berry	
Committee Member Mike Ricketts	Jan Wagstyl	Val Hopkins	
Committee Member Keith Mills	Peter Berry	Patty Ploch	
Committee Member Janine Austin	Nick Austin	Sue Davies	
Committee Member Martyn Street	Kathy Staig	Mike Ricketts	
Secretary & Communications Officer <i>No nominations received</i>	N/A	N/A	N/A

7 Election of Honorary Examiner(s)

John Needham confirmed that he was willing to continue in the role as examiner.

Vote:

- Proposed by: Peter Berry
- Seconded by: Brian Cooke
- Passed by: Show of hands and no objections

The resolution introduced last year allows for 'up to two suitable persons' to examine and report on the annual accounts, and anyone interested in assisting John is invited to nominate themselves.

8 Rob Vale, Bromley Head of Safer Communities – ‘Latest Scams and How to beat them’

BR introduced the guest speaker Rob Vale, who has been with Bromley Council for 25 years but has spent almost 42 years in Trading Standards having previously worked with other local authorities. Now living in Bexley, Rob last visited the SRA about 10 years ago and has also more recently attended some of the Safer Neighbourhood Panel meetings.

The main topic of Rob’s talk concerned ‘Courier Fraud’ which has been happening for many years and is still very relevant. This is usually done by email, text or a phone call and Rob advised that Bromley is the borough being most highly targeted. He summarised one incident where the victim received a phone call impersonating police, claiming bank staff and a bureau de change were involved in fraud. The scammer kept her on the phone continuously, instructing her not to contact anyone. She was told to buy €5,000 in cash on her debit card, supposedly to assist an investigation and check the money for fingerprints. She handed the cash to a courier using a password, believing he was an undercover officer. The bank initially refused reimbursement, saying she handed the money over willingly. With Trading Standards’ support, she challenged the decision, highlighting missed bank intervention opportunities. The bank eventually reimbursed £5,000 plus interest. Rob also explained another scam known as ‘Authorised Push Payment’ which is when the customer authorises a payment but is tricked by fraud or deception. The default position is that if a scam is established, the bank should reimburse the customer. Reimbursement is assessed under the CRM Code for participating banks. Rob advised that genuine civil disputes are excluded unless the payment was induced by fraud. The exceptions are that banks can refuse reimbursement only if the customer ignored an effective warning or paid unreasonably, and the burden of proof is on the bank who must prove an exception applies. Rob stressed that Police won’t ask you to get involved in investigation and banks won’t ring you out of the blue and ask you to collect a new bank card from a long way away and then offer to send a courier to swap the old one with an envelope with nothing in it.

He advised following these guidelines:

- Never give your pin number.
- Make sure you put the phone down and wait a good while or use a different phone, or ring a friend.
- Ring 159 which you can get through to your bank fraud team directly.

Another issue that is still happening is by ‘doorstep criminals’, such as a recent example in Beckenham where a resident was approached by a man in the street whilst walking his dog; the gentleman had been charged £15,000 for roof repairs. Fortunately, their neighbour called Trading Standards. Rob reminded us there is no cooling off period (if you agree to work in this way) and suggested the following actions:

- Cold Callers – never deal on the door
- Leaflets – throw in the bin
- Logos – always check with the organisation.

Rob also flagged that some traders are masquerading as legitimate builders on websites where you put a job on for a quote. He advised:

- Don’t use 3rd party websites
- Do use Approved Traders LBB, Which? Trusted Trader
- Double check trader who you get from approved trader scheme – this should avoid a trader turning up that you think is from the approved site but may have passed the job to someone else.

Rob also reminded everyone about fly tipping, where unlicensed traders are operating. Any illegally dumped waste will be sorted through and if the owner can be identified, it is they who would be prosecuted. The latest alert on this topic is available on the SRA website in the ‘Law and Order’ section.

A handout summarising scams and containing very useful contact numbers had been distributed to attendees (*please see page 6 for details*). It is also possible to sign up to receive Trading Standards Alerts. Rob reiterated that people falling for scams are victims of organised crime and members

were invited to raise any questions:

Q&A:

- Rachel (Scotts Lane) asked if banks help you if you have been a victim of a scam. Rob advised that they are meant to intervene and should ring 999. Police will attend when they can. Banks are meant to work with Trading Standards and the police. Trading Standards work closely with banks. Banks have to prove they did everything to stop (a scam).
- Patricia Braithwaite mentioned the Safer Neighbourhood Panel meetings where Trading Standards have given talks. MR suggested members could look at the SRA website under Law & Order for details of latest scams.
- Cllr Michael Tickner asked how quickly Trading Standards can respond as there appears to only be an email address on the handout. Rob advised that following the recruitment of two new but experienced officers, the 'rapid response' (within 2 hours) is due to be re-birthed this summer. The rapid response contact number is on the back of the yellow sticker that residents may already have.

9 Open forum – Q&A from the floor

- Sue Sangster (Cumberland Avenue) asked about the high amount of reserves shown on the financial statement and what it is intended for. BR advised that it is held in case there is a need for legal representation e.g. to fight planning applications, and would help fund the potential high costs that could be involved.
- Charlotte Beddoe (Oates Close) asked what the situation is regarding the closure of Shortlands Library. Cllr Adam Grant advised that tree roots had been found to be growing under the building, so in addition to being underpinned, a drainage survey is now needed so this will add to the timescales and costs. The tree in question is also subject to a Tree Preservation Order. MR reminded everyone that library services have been transferred to the Choir Vestry at St Mary's Church, which is being used by children in the mornings and adults in the afternoons. Books may be ordered/collected/dropped off in a reciprocal arrangement with Bromley Library.
- Marina Huey (Winchesters) raised the issue of street lighting in Durham Avenue and South Hill Road, which are dark in the evening either because the lights are missing or are at too low a light level. Cllr Adam Grant advised that street lights have been switched to LED, but said that he would go and look. BR reminded members that the FixMyStreet online facility can be used for reporting faults. Any reported issues that are not being fixed could then be escalated to councillors.
- Patricia Braithwaite asked the councillors what their position is for Compulsory Purchase Orders (CPOs), especially concerning no. 87, Beckenham Lane in Shortlands Village which has remained empty for 6 or 7 years. Cllr Adam Grant advised that an 'Untidy Site Notice' has been drafted. Cllr Michael Tickner stated that councils were given these powers predominantly to be used to widen roads when new roundabouts were being constructed. The CPO is not really a mechanism for derelict buildings; there are other options for the council but some are very difficult to enforce and it's very limited what the council can do .e.g.
 - 300% council tax can be charged
 - untidy site notice can be servedIt was mentioned that following approval, works for planning applications have to be started within 3 years; once work has started there's no deadline for it to be completed. MR mentioned that no. 93 Beckenham Lane has had a change of use application submitted – currently part of the grocers but the application is for a restaurant. The only other one currently in the village is the popular Bridge Café.

- Richard Durden (Rutland Gate) asked if there was any news regarding the Bishop Challoner site.
Cllr Adam Grant mentioned that he understood they are considering changing it to a convent. BR asked if this would require a change of use, to which the councillor indicated he would be able to help getting a planning application sorted.
- John Wilkinson (Hildenlea Place) asked if there is anything that can be done to deal with the nuisance caused by foxes marking their territory.
BR said he wasn't sure there was anything individuals could do, other than closing their bins.
Cllr Gemma Turrell advised that there was no intention for culling. She reminded everyone to ensure things put in the recycling bins is cleaned first and advised residents to contact the councillors if they needed to replace any council-owned bin with a different, more appropriate style.
Suzanne Ricketts (Queen's Mead Rd) mentioned that car tyres have been nibbled by foxes, and that applying garlic paste to the wheels may be a deterrent. The main issue on the mead is that there are open bins and these need to be closed.
- Irene Organ (St Mary's Avenue) raised an issue where dog walkers are dropping dog waste bags in residents' recycling bins - no solution was suggested.
- MR asked for an update on the drop off point at Bromley South.
Thomas Turell (TT) (LAM) started by clarifying that the restrictions weren't new but were now being enforced by the police. The bay was a pull-over point in case cars needed to get out of the way of vehicles responding to an emergency. Network Rail and South Eastern never had permission to use it.
Discussions with Waitrose are ongoing to get a drop off point adjacent to the original one agreed and they are chasing a resolution.
TT advised that an issue with the positioning of the cameras meant some drivers were fined incorrectly; in these cases and as a result of appealing, refunds have been given. If you have been given a ticket, please drop him an email.
- BR advised that John Lewis are not proceeding with their plans for this area.

10 Any other business

MR mentioned that Dee has now retired from Shortlands Station and once the community garden has been opened, there will be a need for volunteers to help maintain it. Anyone interested should contact Peter Braithwaite.

BR reminded everyone that the Hustings will take place at 7:30pm on 29th April at the Shortlands Golf Club.

BR thanked all for attending and invited them to stay for refreshments.

Meeting closed at 9:35 pm

Trading Standards – Copy of Handout:

Scams & Doorstep Crime – Useful Contacts

REPORTING & ADVICE

Contact your bank securely: dial 159 [159 — Stop Scams UK](http://159-StopScamsUK.com)

Report Fraud: 0300 123 2040 www.reportfraud.police.uk

Citizens Advice Consumer Service: 0808 223 1133
www.citizensadvice.org.uk

If you have been tricked into sending money by bank payment, check out the Reimbursement Toolkit & UK Finance Authorised Push Payment Fraud guidance at www.friendsagainstscams.org.uk/been-scammed

Reporting a doorstep crime: If you believe you or someone you know is at *immediate risk* of losing money to a scam or doorstep criminal contact the **police** directly on **999**. Otherwise, please contact Citizens Advice Consumer Service.

PREVENTION

Suspicious emails: forward to report@phishing.gov.uk

Suspicious text messages: forward to 7726

Suspicious websites: <https://www.ncsc.gov.uk/section/about-this-website/report-scam-website>

Telephone Preference Service: 0345 070 0707
www.tpsonline.org.uk

Mailing Preference Service: 0845 703 4599
www.mpsonline.org.uk

Fund Raising Preference Service: 0300 3033 517
www.fundraisingpreference.org.uk

CHECK

Financial Conduct Authority: 0800 111 6768 www.fca.org.uk

Get Safe Online: www.getsafeonline.org/selfhelpcentre/
Includes: Ask Silver scam checker, check a website, check a photo, check your password strength, check for a data breach (have i been pwned)

Check your credit report: www.experian.co.uk
www.equifax.co.uk TransUnion – www.transunion.co.uk/

Remember to cancel within the free period if you do not wish to continue and pay for report services

Information Commissioners Office: Report nuisance calls and messages
<https://ico.org.uk/make-a-complaint/>

INFORMATION & SUPPORT

Trading Standards Checked:
Find a safe, reliable trader that you can trust
www.bromley.gov.uk/tradingstandardschecked



Friends Against Scams: Learn to protect yourself and others from scams: www.friendsagainstscams.org.uk/become-a-friend/bromley



Met Police short videos illustrating scams www.met.police.uk/littlemedia

Victim Support: 0808 168 9291
<https://www.victimsupport.org.uk/resources/south-london/>

Bromley Trading Standards www.bromley.gov.uk/trading-standards
for Alerts, more information and any updates on how to contact us

Bromley Trading Standards December 2025 v13