Jesmond Dene Estate Residents' Association

Minutes of the Annual General Meeting held on 23rd April 2026 at 7:30 pm at St George's Church Hall, chaired by Georgina Mackie

Present: Ann Brown, Judith and Ean MacKellar, Georgina and David Mackie, Glenda and Jo Pickering, Geoff Potts, Alison Clark, Paul Cook, Peter Gray, Heather Hassan, David and Jane Broadhead, Robin and Claire Winskill, Richard Bodsworth, Judith Meikle, Valerie Douglass, Mary Sinha, Neela Shabde, Mallika Das, Bob and Isobel Clifton, Deepinder and Indigit Somal, Cllr James Coles, Cllr Philip Brown, Cllr Peter Allen

Apologies: Margaret and Richard Baron, David and Christine Cheeseman, Jonny and Sally Green, John and Noel Armstrong, Simon and Catherine Wood, Jim Semple and Libby Wilson, Hugh and Melinda Firth, Wendy Woodcock, Sheila Harrison, Jeremy and Ishy Bruce, Sarah Brewis, Jane Serfonteyn

The Minutes/Annual Reports of the year to March 2025 were approved.

Annual Report: Georgina presented her report – "Just after Christmas of last year, we were informed that our Councillor until 2024, Jerry Keating, had died. He was a Councillor for us for many years and our condolences go to his wife Lucy and his family.

Over the past year, the committee have discussed various problems that have occurred in the area, some of them outside of our control.
Starting with Parking – the scheme has been in for over a year had has made a vast improvement. It is understood that North Jesmond Avenue, Mitchell Avenue, Towers Avenue and Bemersyde and parts of Osborne Road were also to get a parking scheme. The one problem we have is the speed of the traffic around the Estate. This is mainly delivery trucks, taxis and vans first thing in the morning.
Parking on the end of Jesmond Dene Road has been looked at by our Councillors and the Police. The Police have put notes on the cars and we have been promised new signage to discourage people from parking beyond the barrier. But we have no date as yet.
Jesmond Dene Road is in a very poor condition in parts and the barriers into the Dene are decaying or subsiding.
If anyone need access to Jesmond Dene Road through the barriers, please contact either Georgina or Ean.

Planning – Because of the late spring and the long hot summer, the trees in the area have suffered. Consequently, we have seen numerous applications for tree work, not all of which have been approved.
Building Applications have seen the remodelling of Rose Cottage, changes to 12 Glastonbury Grove, the rebuilding of the boundary wall for Adderstone Court and we have an ongoing application for the demolition and rebuild of the bungalow at 19 Lindisfarne Road. Heat pumps for Glastonbury Grove have also been approved under permitted development rights.
Last year we discussed the possibility of getting the Estate included in the Article 4 directive so houses could not be converted into HMOs. I understand this was taken to the Council and that other areas wanted this as well. However, this would have had to be referred to Central Government for approval. No feedback has yet been received.

Roads and Waste Collection – As we understand it, the Council will not be supplying us with a maroon bin for paper & cardboard. However, later in the year, a small food waste bin will be distributed.

We are fully aware that the state of the pavements is not good – we need some dropped kerbs for prams/pushchairs and wheelchairs at the main junctions.

Looking to the future – The Association was formed over 50 years ago to primarily keep the area a safe residential area in a pleasant environment for families to live – an area of mixed housing stock in sizes for all ages of residents.
We should have two representatives from each street. However, due to retirements, ork commitments and child/family care we are struggling to meet this target. In short we need more representatives particularly from Lindisfarne Road, Adderstone Crescent and Glastonbury Grove. If anyone is interested, please come and see me afterwards. With the Jesmond ward getting bigger, our Councillors are going to have more work to do and we are going to have to look after ourselves more.

Finally, I would like to thank the Committee for their support and especially Ean for all his hard work. I would also like to thank Brunton Residential for sponsoring us this last year."

Subsequent questions were answered by Ceorgina and the Councillors present:-

- Judith asked if the new bins were to rolled out across the City. The actual food waste bin detail was not yet known. However, there was to be a local by-law requiring that bins be brought into back yards.
- David pointed out that there was a lack of enforcement capability in the City. Our Councillors responded that there was to be a change in the licensing fee arrangements which would, in future, be based on the number of rented rooms rather on the overall property.
- Georgina asked about the extension to Article 4. Our Councillors responded that this was originally brought up in 2011 but the extension to cover the whole City fell on deaf ears. The principle had been approved and the Councillors hoped that after the elections on May 7th pressure could be applied to routinely refuse applications. During the previous year there had been numerous applications with only one being permitted. However, there had been numerous extensions to existing HMOs.
- Ean commented that the use of family accommodation to house students was a waste. Our Councillors agreed and reported that both Universities had agreed to build blocks. These would be available to UK students following the large drop in international students. This was an issue rooted in National and local policies being at odds. There were further complications in how buildings might be converted back to family accommodation and there had been an occasion where a 7-bed property could simply not be sold.
- Judith suggested that the neglect of front gardens was not only an eyesore but a breach of the HMO conditions. Our Councillors responded that the Licensing Department only gained £300k for HMOs and the licensing fees for HMOs were amongst the lowest. The new model of licensing fees being based on the number of rooms would increase the fee income. There was also the issue of properties being managed by agents and how they could be held to account. Our Councillors suggested that the Licensing team were good but fighting fires.
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Treasurer's Report: Peter reported that the Association had started the year with £3910.97 in the bank, received income of £1023, spent £390.60 with a net surplus of £632.40 leaving a balance at the end of the year of £4543.37. Judith was thanked for auditing the accounts. No clarifications to Peter's report were sought.

Neighbourhood Watch Report: Georgina gave her Neighbourhood Watch Report.

"With the announcement of greater Neighbourhood Policing, we have been told that the team

covering Jesmond are Sergeant Lesley Morton, PCO Nathan Johnston and PCs Gavin Neale and Dave Sharp. They were put in position in November.

The white paper on Police reform has been published and is out for consultation. At the moment in England, we have 39 Police forces. What is proposed is the merging of forces (down to 10-12 forces) along with new Police targets and significant investment in technology. This is to modernise procedures, improve response times and provide better equipment. What we do know is that there is a real commitment to Neighbourhood Policing, connecting with communities and people on issues that matter to them. Neighbourhood policing is to be up to 13,000 officers throughout England but, as usual, this will depend upon available finance.

In January we told you about a new national task force for fraud. This would replace Action Fraud and would cover the reporting of all cybercrime and fraud. The new service is called Report Fraud. Every report counts – last year £879m was stolen through fraudulent activities whether by phone text or email – please don't fall for it.

The most recent scams over the phone are:-
'You've overpaid your mortgage and are due a refund'
'This is Bank Security'
It's endless! If you would prefer to report scams by phone, call 03501232040 – you should get a follow-up.

Recently Northumbria Police have been using the App 'NextDoor' – I have the official QR code for you to scan. They are putting posts on this from many areas. I have tried it for the last few months but you get non-relevant posts. It could be useful if enough people signed up to it. The Association uses a texting app if an alert needs to be sent out.

To get back to this area, we are considered a low crime area. This may be due to the number of security cameras we have on our homes. Most of the crimes we do see are opportunistic. Recently we have had bikes stolen and power tools taken from a garage. Thefts from cars are an issue – please do not leave anything valuable on the seats of your car.

Anti-social behaviour is a problem on Jesmond Dene Road. We have seen graffiti on fences and we are concerned that this is being used as an advert for drugs dealing. However, we are keeping an eye on this and believe it is currently at a low level. Please report any suspicious incidents to us (e.g. we have seen drug dealing through a car window).

We would like you to report crime but it is not that easy now. You must report it online although there is a new 101 service and you can report it on the Police 'Facebook' page. Please only use 999 in an emergency.

Neighbourhood Watch head office want us to upgrade our membership. If you are a paid ip member of the Residents' Association, you are automatically a member of Neighbourhood Watch and we have a collective membership of the national Neighbourhood Watch. They would like each member to register on the Neighbourhood Watch website under Jesmond Dene Estate. We cannot do that for you because of the GDPR regulations without you giving us prior written approval to do so. So, in our next newsletter, we will explain what to do – if you feel you need help, please do not hesitate to come forward."

Election of Committee and Officers: David Broadhead presented those who have consented to be on the committee for the following year being: Georgina Mackie (chairman), Ean MacKellar (secretary), Peter Gray (treasurer), with the rest of the committee comprising Ishy Bruce, Alison Clark, Tom Devine, Heather Hassan, Geoff Potts and Chris Newell. These were duly elected.

Councillors' Forum: Georgina Mackie welcomed Councillors Peter Allen, Philip Browne and James Coles.

Our Councillors residents' questions:-

- In a response to a question on repairs to Osborne Road and surrounding streets, the Councillors indicated that they had been on a walkabout but wanted community involvement on what to tackle first. They admitted that there had been lists of needed repairsonly a few months old but these now needed updating.
- Responding to a question about short bike lanes, they indicated that there was some level of 'siloed' thinking about bikes and they were not looking at the issues in the round. They believed the solution was for cyclists to use residential streets, but a fundamental redesign was needed.
- New pedestrian crossings were to be installed – one at the top of Osborne Road, one where the pedestrian refuge existed at the end of Friday Fields Lane on Mathew Bank and one at the end of Castle Farm Road. David Broadhead asked that there should be wider lanes at the top of Osborne Road.
- Cllr Allen indicated that residents could report potholes and dumped waste via the Council's reporting page. With a picture and a "What.Three.Words" location, response can be quite rapid – as little as 45 minutes.
- Judith asked about the Council Tax shortfall from students not paying Council Tax (apparently HMOs also do not pay Council Tax). It was reported that the City had, under LibDem pressure, achieved a £21.8m funding settlement. This would be different for different properties but Band D had been adjusted, students would pay Council Tax but the rate would be fixed for 3 years.
- With respect to Jesmond Dene Road (JDR) and the students' cars parking beyond the no traffic sign, 21 cars had been counted today. The lights above the installed signage were not functioning but double yellow lines were promised. Access along JDR relied on access through the bollards, the locks for which had been changed unilaterally. There was also thought to be a weight limit of 3 tons on the road but this needed further investigation.
- The situation with respect to the Banqueting Hall was raised and its possible transfer to the Armstrong Trust. No further projections as to future use of the Banqueting Hall were known.
- David asked about money to clean up Jesmond Dene. There was pointed out to be a number of issues in the Dene including closed bridges, green space degredation but the Community Payback teams were litter picking in Jesmond Dene and had returned to Leazes and Exhibition Parks. The Councillors recognised that half of their current caseload was from South Jesmond.
- Neela asked about the current situation re. Fisherman's Lodge. Ean responded that the insurance monies which had transferred to Urban Green had not been returned in total. The Council had asked Tyne and Wear Building Preservation Trust to look at the building and make an assessment.
- Kerbstones across the Association's area were out of alignment and dropped kerbs were needed but there was currently no budget.
- A bin to replace that at the bottom of Lindisfarne Road was again raised. The cost of emptying the bins was a clear factor. Bins that remained in Jesmond (37 bins today vs 84 till 2017) were of higher capacity. Keep Jesmond Clean were undertaking bin clean ups.

AOB: No AOB was recorded

The Meeting closed at 8:45pm and residents mingled over a glass of wine.

Ean MacKellar, 12th May 2026

Jesmond Dene Estate Residents Association

Financial Statement for the Year Ended 31 December 2025

	2025		2024	
Reserves at 1 January		**£3,910.97**		**£4,342.11**
Income:				
Donation	£10.00		£0.00	
Subscriptions	£513.00		£25.50	
Newsletter Sponsorship	£500.00		£0.00	
		£1,023.00		£25.50
Expenditure:				
AGM	(£46.00)		(£46.00)	
NORA	£0.00		(£10.00)	
Newsletters	(£300.00)		(£300.00)	
Website Services	£0.00		(£100.64)	
Bank charges	(£44.60)		£0.00	
		(£390.60)		(£456.64)
Surplus of Income over Expenditure		£632.40		(£431.14)
Reserves at 31 December		**£4,543.37**		**£3,910.97**
Reserves:				
Cash in hand		£0.00		£0.00
Lloyds Bank		£4,543.37		£3,910.97
Total Reserves at 31 December		**£4,543.37**		**£3,910.97**

Independent Examiner's Report to the Members of the Jesmond Dene Estate Residents' Association (JDERA)
I have examined the financial records of the JDERA for the year ending 31st December 2025.

Scope of Review
My review focused on reviewing accounting records and bank statements and verifying that financial statements match these records. This review is less comprehensive than a statutory audit; therefore, I do not provide an audit opinion.

Examiner's Statement
Based on my review, nothing has come to my attention that causes me to believe the financial records do not accurately reflect the Association's financial position, or that proper records have not been maintained.

Signed: JC MacKellar Name: Judith C MacKellar FCA CTA Date:07/04/2026