



LETTER FROM THE CHAIRMAN

April 2026

Greetings to you all and a warm welcome to any new members who have joined us recently. It has been a while since we last updated you on all matters WURA, so as we head into the spring and summer, I thought it would be a good time to bring you up to speed on what has been happening within WURA, but also other matters that you might be interested in.

To keep things punchy and to the point I have bullet pointed quite a few items, which I hope helps?

- A New Committee has been formed, and every committee member is fully committed with doing the best job they can for all the members.
- We are trying a number of new initiatives to try and deal with some historically troublesome areas, including dealing with developers and irresponsible/illegal parking on Uplands Road.
- One of the new committee members, working alongside one of our new volunteer helpers have put in a tremendous amount of work recently in moving some of our IT platform to Google Workspace. This gives the Association the opportunity to assume a corporate identity ensuring continuity even as Committee members change as well as a business email address based on our web site domain www.wura.org.uk. It also provides almost unlimited cloud storage though there is a monthly fee.
- Google Drive (i.e. the Cloud) will contain all Association files and folders so that authorised Committee Members can more efficiently workshare and reduce the pressure on the Secretary, bearing in mind that everyone has lives to lead outside WURA. Going forward, you may well see small changes in the way you get dealt with, hopefully all positive ones.
- With immediate effect all WURA emails, both sent and received, must use this new platform and email address wura@wura.org.uk when communicating with the Road Committee. The old email address welcomesanduplandsroads@gmail.com should no longer be used. The historical data on it has been transferred to the new Workspace platform.
- As you can appreciate it is a very difficult economic environment in which the committee has to operate and we are dealing with some quite complex matters, so things may not always happen as quickly as you would like, but please bear with us.
- The Committee is in the process of engaging a solicitor specialist in dispute resolution, bearing in mind the uncooperative attitude of the current crop of developers, who have all declined to execute our binding agreement concerning the conduct of the relative construction site and make an appropriate financial contribution to the road fund bearing in mind the extra wear and caused by HGV traffic.



WELCOMES AND UPLANDS ROAD ASSOCIATION

- We are at an early stage in the legal process, but we will be looking to move at pace, in a diligent and cost-effective manner on the areas that we have identified and which we will be communicating to the solicitors when appropriate.
It is sad that we need to take this approach, forced by uncooperative developers, to spend money on legal fees, rather than on road maintenance. We will be updating members as and when we have more information to share.
- Another particularly difficult situation is the one with illegally parked/abandoned cars in Uplands Road. A number of new initiatives have been tried so far, and there will be more to follow. However, the committee is firmly committed to having the offending vehicles removed, on a permanent basis. Funds have been earmarked for this process to take place, if all else fails.
- There is also, as was ever the case, an ongoing dialogue between the committee and the two counsellors who represent our constituency in Kenley. They are Cllr Gayle Gander, who works alongside Cllr Ola Kolade. They are working tirelessly to help us navigate, and get successful outcomes in some of the key issues we face. As we have stated earlier, this is quite a difficult and time-consuming task.

OUTSTANDING ROAD WORKS

- **Welcomes Road** requires resurfacing from No 12 to No 42, about 1700m² (335m linear) to complete the work on upgrading the road. The cost before VAT at say £35m² is c£60,000 or £72,000 with VAT. There are sound reasons why the Association should be exempt from VAT but we are not optimistic that these reasons will cut much ice with the tax authorities. A plea for exemption made through our MP a few years ago was refused by the Treasury on the grounds that they needed the money.
- **Uplands Road** having served us well for many years has been showing signs of more serious deterioration this winter. Once Welcomes Road has been stabilised the Road Committee will turn its attention to resealing Uplands Road which should prolong its useful life by several years. This is a quote we obtained last October:

Surface Dressing: Mechanically sweep the affected area removing all loose debris. Fill in all pot holes with liquid tar and granite chippings compacted with VMT160 JCB Roller. Resurface area with a 3 meter wide Ashurst tar tanker which will be spraying K190 liquid tar followed by a coat of 6mm granite surface chippings. Power roll in and double coat area with K190 liquid tar and granite chippings leaving a solid even surface free of cracks and potholes. £68,000 before VAT.



WELCOMES AND UPLANDS ROAD ASSOCIATION

THE ROAD LEVY AND THE ROAD FUND

Current reserves in Bank

Current account £25,011 Savings account £38,047 = **Road Fund £63,058.**

Road Levy arrears 2025/26 (Year ending 30th April)

Welcomes Road	£5,697	No. of all dwellings	169
Uplands Road	£1,348	No. of all dwellings	52
Kearton Close	£ 530	No. of all dwellings	43

Subtotal	£ 7,575 (2025/26)
Plus older debt	£ 4,950
Grand total owed	£12,525 (owed by members)

Developer Agreement (enforceable contract) reneged on payment of £8,750 (42 WR)

Assuming the cost of resurfacing each road is as follows:

Welcomes Road - House No 12 to 42 - £72,000 using stone mastic asphalt (inc VAT)
Surface dressing Uplands Road £81,600 (inc VAT) from Morven House to Abbots Lane, the total funding requirement for the relative capital works would be on the region of £154,000.

On the basis that resurfacing the roads properly will substantially reduce future maintenance costs, the Road Committee recommend you to seriously consider the following proposals:-

Complete the work on Welcomes Road allocating £40,000 from the Road Fund (leaving some working capital) towards this work the balance being funded via a special levy on Welcomes Road and spur road members only. On the basis that Uplands residents have already made considerable contributions to upgrading Welcomes Road. **Assuming all 169 (plus 15 houses in spur roads) dwellings in Welcomes Road contribute a special levy of say £200 might cover the cost.**

Should the current and future developers decide to talk to us any extra funding from them will be directed to Uplands Road.

The members in arrears with their road levy payments need to reflect on why they are not paying for the upkeep of a road they have to use to access their property. Arrears of £12,525 are just not acceptable or fair on the members who do pay. The volunteer road committee should not have use their precious time taking members to court or pursuing developers for compensation for the extra wear and tear to the road surfaces from HGV construction traffic.



LITTERING

We are fortunate to have people living here giving up their time to litter pick, which sadly is an endless task. It would be helpful however if members could pick up the litter outside their frontage to reduce the burden on these litter pickers. It is appreciated that litter sometimes emanates from refuse lorries when emptying wheelie bins. From time to time NOX cylinders are dumped in our hedges and these need to be taken to recycling centres. Thank you to the litter pickers for keeping our roads tidy.

OBITUARIES

Sadly, David Jones passed away recently. Dave was a well known figure in the area from his days with Jones Dairy in Purley and had lived on Welcomes Road for about 40 years.

We also note the passing of John Carr, also a long-time resident of Welcomes Road, who died on 25th February. I, along with some other members of the Association, attended his funeral on 24th March and learnt that he lived a very full life, was very knowledgeable on local history and had many other talents.

NEW COMMITTEE

The Committee elected in 2025 and the volunteer supporters are settling in well and dealing with the illegal parking and car dumping in Uplands Road.

A new web site is to be launched shortly and a 'corporate' email address wura@wura.org.uk has been adopted using Google Work Space

With immediate effect please use wura@wura.org.uk if you wish to email the Committee and the new Secretary, Peter Knight who can also be reached on Secretary@wura.org.uk Mobile 07973 509251.

COMMENTS

I really hope that you have found this update both useful and informative. Our aim going forward, now we have a new committee in place, is to issue more frequent updates. The committee and I would very much welcome your feedback, both on the form and content of this newsletter, but also on the ideas and proposals it contains.

If you do wish to contact us then please use the emails address: wura@wura.org.uk