



2015 WURA SUMMER NEWSLETTER

WELCOMES AND UPLANDS ROAD ASSOCIATION

WWW.WURA.ORG.UK

Message from the Chairman

For the AGM which took place on 10th June 2015 the Secretary produced some statistics on the number of email addresses for residents which we have on record. This revealed that about 90 of you appear to rely on the newsletter or the web site www.wura.org.uk for information on our activities. Or perhaps this cohort is happy to let us get on with running the Association. Anyway the Constitution requires that we produce at least one newsletter each year so we know that everyone who is interested can read about what is going on with their roads. 17 households have specifically asked for hard copies of key information and they will get hard copies of the minutes of the last AGM with this Newsletter. In case you are not one of these residents, and bearing in mind that for the time being the minutes are not filed on the WURA web site, I will set out in this Newsletter the main issues that were discussed at the last AGM

There is another advantage to giving us your email address in that more and more often we find ourselves sending out emails about crime in the area and in some cases getting feedback from residents about suspicious activity they have observed which we are passing on to our contacts with the police. Getting the registration number of suspicious vehicles is important if the police are to record the report formally. Distraction burglaries are becoming more frequent and there are illegal tree cutters, driveway 'contractors' and unlicensed collectors for charities operating in the area from time to time.

The turnout at the recent AGM was 13 residents ignoring the Committee representing 9 households or about 4% of all residences. A quorum is 10 households. The largest recent turnout was in 2013 when 27 households were represented. The poor outcome of our attempt to seal and chip Welcomes Road motivated the big turnout in 2013 but in 2012 when the decision to employ ATL was made only 11 households were represented. At some point in the future after the current legal action against the contractor has been finalised we will have to decide what to do with Welcomes Road in terms of its resurfacing. In the light of the above experience I would hope we get plenty of views on what to do with Welcomes Road! Obviously it will not be possible to carry out any work on Welcomes Road until 2016 at the earliest but I believe the running surface is acceptable at the moment and the road is reasonably stable. Uplands Road continues to serve us well requiring only occasional patching. The slope from WR to Morven House however has lost the top layer of chippings and this problem is being addressed with the Directors of Morven Healthcare Ltd.

AGM June 10th 2015. No decisions were made at this meeting but the purchase of a laptop computer for up to £400 for the Secretary was noted. This machine will be used to back up all important WURA data including the accounts and levy invoice system with the use of memory sticks as necessary. The main point of the laptop will be to ensure that in the event of changes in the Committee continuity of operations will proceed seamlessly.

Regarding the follow up report on WR required as part of legal proceedings it was noted that 30% of the surface has been lost and that this loss of cover has not altered much since the expert visited the site in March 2013. The expert also countered the arguments from the other side that the loss of chips was because of poor drainage noting that along the level stretch at the top of WR the surface has come away even though there is no flowing water along this bit of road.

(Continued in next column)

Chairman's remarks continued.

According to our expert to make good the road now would cost £45-£55K.

A written offer to settle dated 28th May 2015 was received from the defendant in the sum of £40k payable over 6 months in equal instalments. For procedural reasons with the insurers of our legal costs, a formal response to the offer was only made by our solicitors on 23rd June 2015. Mr Arnold not unsurprisingly has declined to increase his offer and has tried to reduce the rate of payment. It is likely we will try to enforce his written offer of £40k payable over 6 months

Drainage: In the Winter NL I mentioned that funding has been approved for a survey of the flood sites and an on line survey form was recently sent to local residents. We contacted the Environmental Dept at the Council whom we have dealt with before to go over the key flood issues along WR. As mentioned in the last NL it will take time for any action to be taken after the initial survey so in the meantime it is up to us to continue to keep the road swept and the drains that do exist clear.

Planning and building sites:

Sub division of 22 Kenley Lane. No further developments to report. We await a decision on a revised application for a single dwelling. The applicant is still appealing the refusal for 2 houses but has erected on the building site an optimistic picture of two finished houses.

No 6 Welcomes Road Work was delayed due to the need to protect some slow worms found on the site. You may have noticed that the frontage is being opened up to traffic. A formal developer agreement has been entered into restricting parking to the site itself with all traffic to enter from Valley Road. Building material is to be stored on site. Two 4 bed house will be built (previously 5). Please let myself or the Secretary know of any transgressions.

Increased road levy Your invoice at the new rate of levy has been delivered to you. *If you are paying by standing order we hope you responded to the request in our previous Newsletter to set up a revised standing order. If you are not currently paying by standing order please do so if you can.*

Acting treasurer Erik Haar gave the Association sterling service over several years as Treasurer, Acting Treasurer and Committee Member. His contribution was substantial and he often came up with unusual proposals not unconnected with the safety of pedestrians in the road, including their dogs, in the face of speeding motorists. I should like to record my thanks to Erik for his services and for achieving a record in terms of levies collected in the last financial year having taken over from Peter Davies our previous long serving Treasurer who also gave sterling service in the role. We now welcome Janice Scully as Treasurer and wish her well in the new post. She came to us with the recommendation of our Auditor, Gary Lowe, and has a wealth of accounting experience.

It remains only for me to wish all our members a very pleasant summer albeit against the background of the unsettling and terrible events going on in the Middle East. We are fortunate to live where we do but we must not take it for granted.

From the Secretary's desk

I promise not to mention the need for those 90 or so missing email addresses but there I go again! If you are one of the missing ones please email weluplandsroads@aol.com. The topic is well covered in the Minutes of the last AGM which took place on 10th June 2015. If you see a pothole developing or cracks that could be forced open in the winter during a hard frost please email the Secretary or the Chairman at colin.brown301@btinternet.com and we will swing into action.

I continue to produce 2 Newsletters each year to make sure every resident is kept abreast of developments in our roads even if they are not particularly interested given how busy everyone is these days trying to make a living and bring up a family.

In the AGM Minutes I mention the increasing number of emails (1500) I need to deal with during the year. Since 2013 a lot of these were to do with the legal action against our contractor as a result of the defective works carried out in 2012. Hopefully the traffic will come down to normal levels soon.

Once the lawsuit is settled I will update the web site with the various documents generated since 2012 but probably without mentioning the name of the contractor who resurfaced our road that year.

Whilst the web site has been a useful repository of a lot of the Association's records approval was recently granted by the Committee for the Secretary to spend c £400 on a suitable laptop on which to keep all WURA records. The laptop can be passed around as necessary to keep the Association running seamlessly. Or that's the theory. The intention is use Amazon and give some commission to Kendra in the process.



Sunday, 16th August 2015 Kenley Airfield

Heritage Day: 12:00 to 15:30 on the Portcullis Field

BBMF Display: from 15:30 / Perimeter Track at the Tribute

From the Treasurer's desk

Erik Haar having given excellent service to Association some of the time as Treasurer, offered his resignation which was accepted. We welcomed Janice (Jan) Scully on board as Erik's successor.

Road levy invoices for 2015/6 are being sent out to reflect the 50% increase in the road levy approved at the 2014 AGM. This will increase levy income to about £17,250 per annum and is the first increase for more than 25 years. **See next page re new road levy rates and how to pay them.** The ways to pay are also listed on the actual invoices and we hope that you will settle them quickly.

Rate of Road levy: At pre 2015/16 levy rates annual income averaged £11,500 with outgoings on honoraria, sweeps, drain clearing, pothole mending, insurance and verge cleaning coming to about the same amount. The new rate of levy will mean we can rebuild reserves in the coming years and assuming something comes from the legal action still on going, reserves can be built up further to enable us to resurface our roads properly from time to time and reduce outgoings on ad hoc pot hole mending.

Gary Lowe continues to audit the Accounts pro bono for which the Association is most grateful. He also found our new Treasurer!

Policy Guidelines for developments in the area

This issue is still on hold but will be addressed.

Whilst the draft document was approved at the 2012 AGM further feedback from residents afterwards suggested it might be wise to review the document again before putting it up on the web site.

At the AGM it was suggested by one resident that the issue of the Guidelines might have some legal implications for residents as well as people thinking of purchasing in the area but it is emphasised that the document will **not** be legally binding on any resident who can, within the planning laws, do what they wish with their property.

The intention of such a document was to try to maintain a wooded semi rural look to the area by minimising hard landscaping especially along the roadside. We note that this is not always being achieved as hard landscaping and brick walls appear.

Further reminder: Residents are asked also **not** to blow leaves or other debris onto the road as this interferes with the flow of water down the road and blocks drains. The Committee would appreciate it also if residents could keep the channels along their frontages clear to allow surface water to drain along the edges of the road rather than across it. The flooding of some residences in December 2013 might have been avoided or at least lessened had the edges of the road been kept cleaner

Uplands Road report

The road continues to serve us well only needing occasional patching. The slope from Welcomes Road to Morven house still requires some new dressing and we hope that Morven Healthcare can make a contribution to towards the cost of the work.

Mike Lott continues to be your Committee Member for Uplands Road and is your point of contact if you want to discuss anything. His 'empire' includes the feeder roads into Uplands Road. He is also your representative on the Safer Neighbourhood Policing Panel so please report suspicious activity and scammers operating in the area. There is also liaison with Kendra and Neighbour Hood Watch. Keeping your property open plan without use of high hedges, which burglars like, is a good idea. It is essential to keep your property locked when you are out to avoid compromising your insurance cover if losses are sustained as a result of a burglary.

Several residents have raised the idea of finding a name for the area embraced by WURA. We are happy to look into the possibility of achieving this should there be a positive response from residents. What about 'Welcomes Estate' for example? Have you got any ideas? If so let us know.

Note for Winter GRIT BINS So far this year we have been let off lightly and the grit bins remain full.

Please apply grit in sparing quantities as it is very costly and one shovel full per 3 yards of road is quite enough to do the job. Moreover excess salt is damaging to the environment as well as the bottom of your car.

Actual gritting rates are:-

Before snowfall 14 gms per m2. To clear ice 60-70 gms per m2.

1 litre will clear 12-15 m2.

Street lights Since 2011 the street lights in the borough have been in the process of upgrading. Now in 2015/16 it is finally Kenley's turn. The point of the exercise is to use energy efficient white light covering both road and pavements.

Go to <https://www.croydon.gov.uk/transportandstreets/rhps/street-lighting/streetfaqs> for more information



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IMPORTANT NOTICE

New rates of road levy

Band D **£54**

Band E **£66**

Band F **£78**

Band G **£90**

Band H **£108**

ROAD LEVY RATES EFFECTIVE FROM AUGUST 2015.

Old rate

£36

£44

£52

£60

£72

Please set up a standing order with your bank payable to
Welcomes and Uplands Road Association for the new rate

Sort code 30-91-72

Account No. 02400865

It is easy these days to set up or amend a standing order on line with your bank so please do so as soon as possible. If you cannot pay by standing order, a cheque or cash is acceptable and if you want to send the levy via BACS transfer the account details above can be used.



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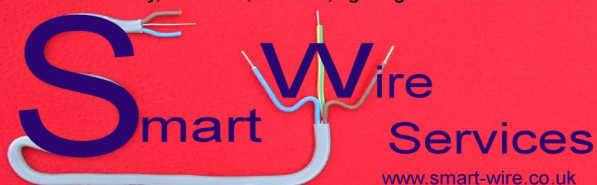
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A note to my loyal customers:
With effect of 1st July 2015 I have changed my business scope to just electrical maintenance. Thus, I will continue to carry out any repairs of electrical circuitry, switches, sockets, lighting and outside electrics.



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Your committee

Colin Brown (Chairman)	020 8668 2101	colin.brown301@btinternet.com	Michael Lott	020 8645 9234	treetops5a@btinternet.com
Jan Scully (Treasurer)	020 8660 1699	janice.scully@pennyweights.co.uk	Robin McCallum	020 8763 2738	robin@wanaka.myzen.co.uk
Richard Russell (Secretary)	020 8668 7293	weluplandsroads@aol.com			

Uplands Representative Michael Lott

Other useful contacts:

Councillor Steve O'Connell Mobile 07760 310686.

Email: steve.o'connell@croydon.gov.uk

Another Committee member urgently required!!!! Please come along to a Committee meeting before committing yourself.

VISIT OUR WEB SITE: www.wura.org.uk:

NEWS FLASHES appear on the web site from time to time so please visit it occasionally

WURA RESIDENTS DATA BASE: Please email your phone number and email address, if you have not given it to us, to weluplandsroads@aol.com.

This helps us to keep you informed of developments including road works and security issues via group emails.

OFFICIAL DOCUMENTS: If you cannot access these on the web site please leave your name and address with the Secretary at

12 Zig Zag Road Kenley CR8 5EL and he will make sure you get hard copies delivered to your house.

Web site currently not being fully updated for legal reasons.

NEW RESIDENTS: A welcome pack will be supplied. Ask the Secretary for one if you have not received one.

CHANGES OF HOUSE OWNERSHIP AND ROAD LEVY: If you are selling or have just moved in please remember to advise the Secretary

weluplandsroads@aol.com or phone 020 8668 7293