



# 2017 WURA SUMMER NEWSLETTER

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## Message from the Chairman

The main action taken by your road committee this past year was the resurfacing at the junction of Welcomes and Uplands Roads which was much needed being a well used junction and we are happy with the result as hopefully you are.

Those of you unable to attend the 2017 AGM, having read page 2 of the relative AGM minutes, will be aware that a proposal to raise the road levy by 20% for 2018/9 was passed unanimously after it was explained that there was a need to build up reserves in anticipation of Welcomes and Uplands Roads needing a considerable sum of money spent on them in 2 to 5 years time, especially when inflation is taken into account. The principle of a triennial review of the road levy was also approved at the AGM. No major road works will be undertaken without consulting all residents first supported by full details of the proposed works and the funding arrangements.

New builds by developers are providing a developer road levy of £2000 per house which has given a welcome boost to income and this may continue over the coming years as the housing stock is upgraded and increased. Most builders try to adhere to the protocol set out in a formal signed agreement entered into with WURA and the majority of the reported breaches are perpetrated by outside contractors/suppliers.

There is a noticeable increase in the number of vehicles parked near the junction of Welcomes and Uplands several of which emanate from one household but polite requests to desist have been ignored and if anything exacerbated the situation- very un-neighbourly behaviour!

On the Saturday evening of the 17th June a horse chestnut tree opposite Pine Close fell across the road fortunately causing only minimal damage to the corner of the roof of the house opposite and blocking the road for a couple of hours. A new resident from Maryhill whose profession is linked to tree surgery turned up with a chainsaw to chop up the trunk enabling a small band of residents to clear the road. Not long afterwards another tree or the top part of it fell very close by. My reason for mentioning these incidents is to highlight the deteriorating state of many of the trees bordering Welcomes Road and the very real risk to passing traffic. These trees need the urgent attention of the frontagers responsible for the trees before another similar occurrence with possibly more serious consequences.

The Council have been informed about the tree risk and have been very helpful in clearing up the trees that did fall. Until the remaining trees along the Sunnycroft Farm frontage are made safe it is recommended that traffic of all kinds minimize use of this part of Welcomes Road.

Frontagers are being advised to have any trees on their land or on the verges in front of their properties inspected as soon as possible.

Enjoy the rest of the summer and thank you all for your continuing support for the work the committee undertake. CB

**Planning and building sites: 7 Welcomes Road** The house is now up for sale

**No 6 and 6a Welcomes Road** Whilst 6 has been sold 6a remains on the market. The developer road levy is payable no later than on completion of both house sales.

**No 40 Welcomes Road** Buxton Building Construction, now Buxworth Homes Ltd, have completed groundwork and are progressing well with the build of the 2 dwellings planned. There have been some issues mostly to do with cement deliveries which have been 'out of hours' and involved some blockage of the road. The builders are doing their best to keep on top of these issues and have apologised.

**No 57 Welcomes Road** Alarmingly very recently another attempt is being made for outline planning permission for 7 flats. **All members should object strongly to this application in terms of the email sent to members recently. Hard copies of the Secretary's email on how to object will accompany this NL for those not on email. If you have an email address please email it to welup-landsroads@aol.com.**

**No 10 Uplands Road/Cumnor Rise.** Progress on the 3 houses is very good, and Brookworth Homes have proven to be good neighbours after some initial problems. The site is very cramped though and with the small garages provided parking is not going to be easy.

**Parking in Uplands Road** There has been much inconsiderate and illegal parking by certain parties but it is hoped that in future more respect for neighbours will be evident. The parking policy is restated below **"Non residents are not authorised to park on any of the roads (except for short visits/deliveries etc) and residents should not habitually park on the road either. Visitors to properties are requested firstly to park on the property of the address visited, secondly after requesting permission on a neighbour's drive and lastly on the road and in a position that will not impede other residents access to their properties. This includes contractors and removal trucks."**

**Drainage report** The council clear out gullies in vulnerable areas four times a year. We suggested to the Council that they consider bringing their wagon up WR and clearing out our 6 gullies at the same time. We seem to have made some progress with the Council on this. All frontagers can help by ensuring that any obstructions, leaves etc are removed from the edges of the road to allow the free flow of water. ML



Tree down WR 17th June 2017 c8 pm opposite Pine Close

#### From the Secretary's desk

**Members email addresses** I have 158 email addresses out of 225 members. Some of you wrote asking me for hard copies but in respect of others who have not given an email contact I shall continue to assume that you keep yourselves informed about the roads by reference to our web site [www.wura.org.uk](http://www.wura.org.uk).

There are still some emails being returned of the 158 I have and these appear below:

[clareweatherill@hotmail.com](mailto:clareweatherill@hotmail.com),

[janeclayton@4uclub.net](mailto:janeclayton@4uclub.net), [clawalker46@gmail.com](mailto:clawalker46@gmail.com),

[jo003ry3000@gmail.com](mailto:jo003ry3000@gmail.com), [patsy49@o2.co.uk](mailto:patsy49@o2.co.uk), [jill-tom@talktalk.net](mailto:jill-tom@talktalk.net)

If one of these is your email address please email me with your correct address

The 2017 AGM went off well on 16th May. 2017 with 20 members representing 16 households attending. As mentioned by the Chairman it was accepted by the members present that if we are to keep on top of the road maintenance programme and resurfacing in the next 2/5 years a rise in the road levy was required and 20% was approved from 2018/19. Even that may not be enough to carry out the most ambitious improvements to Welcomes Road. The Minutes for the last AGM been posted to the web site recently along with the budget and accounts for 2016/17.

Speeding continues along our roads and it is a sad reflection on society the road rage evident when the road is blocked for any reason. WR is narrow and problems are inevitable given the amount of building going on. The refuse lorry and sweepers can sometimes cause problems too.

The littering at the lower end of WR and round the Kenley Hotel and the Co-op continues. There was a litter pick on Sunday 4th June which I attended and I concentrated on the mess around the back of the Co-op and the Kenley Hotel. I spoke to the lady from the Council organising the litter pick (about 10 people attended) and I was told that shops etc have a duty of care to look after their surroundings (curtilages) and that the Council is writing to offenders in Norfolk Parade. If you can help clean up Welcomes Road and Uplands Road at the next litter pick on Sunday July 9th (the NL may be too late for this date) please go along to the station car park at 10.00 where you will be equipped with everything you need by someone from the Council 'don't mess with Croydon' team. Filled bags of litter will probably be left for collection along Hayes Lane where you can leave your high viz jacket etc as well.

of  
along  
Road  
RR



Just some  
the litter  
Welcomes  
2017

#### From the Treasurer's desk

If you pay by Standing Order please check that your annual contribution has been amended to reflect the increase in the road levy which came into effect last year (2015/2016) and note the new rates applicable from April 2018. **Also please change the date of your standing order to April (wef 2018) rather than August.**

The amount payable is based on your council tax band (see opposite page). It is usually quite easy to amend both the payment date and amount of a standing order on line.

To date we have received over 50% of the road levy payments for 2017/2018. The standing order payments currently in place will be paid on 1st August.

When paying by BACS please mark your payment with your house number and name of road (ie WEL, UPL etc) so we can identify your payment on the bank statement.

The Association's reserves are c£108,000 allowing for the new road levies so far received.

JS

#### Liability for damage to property etc from falling trees

The owner of land adjacent to a highway owes a common law duty to take reasonable care to avoid acts or omissions which he can reasonably foresee would be likely to injure his neighbour. The same duty applies regardless of whether a tree is adjacent to a public highway or any other land.

The tree owner may be liable in negligence, nuisance (or both negligence and nuisance) if damage or injury is caused to a motorist or pedestrian by a tree encroaching onto the highway from private land.

To avoid the risk of litigation, it is advisable to have trees that are close to highways (or your neighbour) regularly inspected. The textbooks suggest that the frequency and detail of inspection should depend on how heavily a particular highway is used.

Section 130 of the Highways Act 1980 (HA 1980) places a duty on a highway authority to prevent obstruction of the highway. Highway authorities have the right to remove trees obstructing the highway (*Stillwell v New Windsor Corp* [1932] 2 Ch 155). The duty applies regardless of ownership of the tree.

**Please remember 20mph on WR /UR! There are no segregated footpaths & the whole width of Welcomes Road is a public footpath. Please show consideration to all pedestrians. Slow down! Wait & drive around them. Particularly when wet or icy.**

**Salt. WURA provides salt in various bins along our roads. We appreciate residents who spread salt on our roads when conditions are snowy or icy. This salt is for the benefit of all Residents not your drive way ! RM**

#### GRIT BINS.

Please apply grit in sparing quantities as it is very costly. 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.

We have found a suitable operator to grit the roads for us in future. This may be more effective than spreading grit ourselves and we will see how it works out.

CB





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or call Paul at 02086604308

Band D	£54	£65
Band E	£66	£80
Band F	£78	£94
Band G	£90	£108
Band H	£108	£156
Spur roads	50% of rate	20% increase wef 2018

**If you want to pay by standing order please use these details**

Payee: Welcomes and Uplands Road Association

Sort code: 30-91-72 (Lloyds Bank)

Account No: 02400865

If you want to pay the levy via BACS (now faster payment) please use the account details shown above.

If you cannot pay by standing order, a cheque or cash is fine. Use the WURA reference on your road levy invoice when making a faster payment through the internet.



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### Your committee

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Uplands Representative Michael Lott

Other useful contacts:

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Email: [steve.o'connell@croydon.gov.uk](mailto:steve.o'connell@croydon.gov.uk)

**VISIT OUR WEB SITE: [www.wura.org.uk](http://www.wura.org.uk)**

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

**WURA RESIDENTS DATA BASE:** If you have not given it to us please email your house, phone number and email address, to [weluplandsroads@aol.com](mailto:weluplandsroads@aol.com).

This helps us to keep you informed of developments including road closures and security issues via our regular 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.

**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](mailto:weluplandsroads@aol.com) or phone 020 8668 7293