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Authorised and regulated by the Financial Conduct Authority.

Some products that we recommend are not regulated by the Financial Conduct Authority.

The value of investments can fall as well as rise and you may not get back the full amount invested.

**Hedges and verges:** A member has asked me to remind everyone that there are regulations regarding overgrown vegetation obstructing a highway. Please keep your verges and hedges under control. Also insurers expect potentially dangerous trees to be inspected from time to time and trimmed as necessary. Ideally hedges should not exceed 2 metres in height and should not take light from neighbouring houses. We have a tree surgeon living here who can help you with trees and overgrown hedges. Contact details available by asking any Committee member. See the links on [www.wura.org.uk](http://www.wura.org.uk). Also why not keep your frontage clear of litter? Sadly selfish people, probably not members, thoughtlessly toss beer cans and the like into hedges and onto verges.

### Your committee

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Dr Marion McKelvie (WR) [marion@streamlet.co.uk](mailto:marion@streamlet.co.uk)

Other useful contacts:

Councillor Steve O'Connell Mobile 07760 310686.

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

### IMPORTANT NOTICE

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

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



## 2018 WURA SUMMER NEWSLETTER

WELCOMES AND UPLANDS ROAD ASSOCIATION

[WWW.WURA.ORG.UK](http://WWW.WURA.ORG.UK)

### CHAIRMAN INTRODUCTION

Hopefully you are coping with the extreme temperatures we are experiencing this summer. An unexpected consequence is that in these very dry conditions 2 large trees have fallen across the road- fortunately little damage was caused. If you need a tree surgeon in an emergency we do have one living locally ,although to be politically correct it must be said that other tree surgeons are available!

Our illustrious Secretary and editor of this newsletter suggested standardising the headings to break up the usual 'slab' of words -so referring to matters arising at the AGM :

**ROAD SAFETY ON WR:** This matter was high on the AGM agenda as several present have had incidents involving vehicles when walking in our roads so, with the surrounding roads designated 20mph and to differentiate our roads, signs will read 15mph. Hopefully this will encourage drivers to reduce their speed especially in the presence of pedestrians although on past experience the irresponsible will continue to ignore the speed limit. I would again like to emphasise that both drivers and pedestrians have a duty of care to each other -drivers to slow down and be aware and pedestrians to keep close to the sides of the road when aware of vehicles. In other words as both Welcomes and Uplands Roads have no separate footpaths they are shared spaces and should be respected by all users as such.

**CCTV:** The Committee considered the suggestion that CCTV be installed at the three entrances to our roads but given the requirements of Data Protection and the unavailability of suitable sites and not least the cost, the Committee felt it best left to the individual householders to install cameras. You will have a record of any unusual or threatening invasion of your property and help keep the neighbourhood safer for all. CCTV kits are available on-line at varying prices and are relatively easy to install plus there are local suppliers. Yellow signs depicting a camera with suitable wording will be placed at various points in Welcomes and Uplands roads to act as a deterrent to criminals.

**New builds and Planning Applications:** 57 Welcomes- Permission to build has not yet been granted as several 'reserved matters' have yet to be finalised-the Committee is keeping abreast of events. We have been promised a meeting with the Head of Development Management to discuss our concerns about off road parking facilities in relation to multiple occupancy developments given the narrowness of our roads. Unfortunately with Government housing supply targets to be met more similar projects are inevitable. The Committee will do their best to prevent the worst happening though the Council/Inspectors of late seem oblivious to anything objectors say.

**LEVY ON HOUSE IMPROVEMENTS:** As you know we impose a levy on developers of a minimum of £2000 per build and we now request a contribution from residents who build extensions or the like to compensate for the wear and tear on the roads by contractor/delivery traffic and the nuisance to local residents-this levy will in future be invoiced when planning permission is granted.

**ROAD WORKS:** Currently there are 2 major issues:-

**Top section of WR;** Spring water is undermining this section down to the first bend. Allfreys who did the WR/UR junction last year are coming to see us shortly to discuss an overall plan for resurfacing Welcomes Road

**Section of WR from about 28 WR to bottom of road;** Flood water no longer keeps to the even numbered house side of the road as it was designed to do, making walking difficult and forcing water in heavy storms over to properties on the odd numbered side. A report on how to resolve this problem is being obtained from Kirtasha Stone who mended most of the potholes earlier this year and the issue will also be raised with Allfreys at our meeting.

**Medium term plan;** It is hoped to avoid another spray and chip resurfacing which failed in 2012 resulting in lengthy legal action to get compensation from the contractor concerned. The new approach means planing off a few millimetres of the existing surface and laying material similar to the UR/WR junction. This can be carried out on a phased basis which will have the benefit of matching cash inflows to expenditure whilst testing the process given the fragile sub structure of Welcomes Road in particular. Uplands Road though still viable will need treating to refresh the dried out look of the surface and to ensure it remains waterproof.



### KEY DATES

**Committee Meeting:** A date in October to be advised

**AGM:** May or June 2019 actual date to be advised

**Sweeps:** Autumn

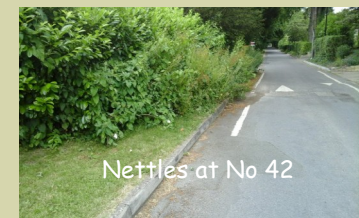
**Drains and gully:** Autumn after leaf sweep

A warm welcome to Dr Marion McKelvie who has kindly agreed to join the Road Committee largely to help with planning matters.



**NEW BUILDS:** The 2 houses at **40 Welcomes Road** were recently completed by Buxworth Homes. So far one sold and developer road levy paid in full as agreed. The 3 new houses in **Cumnor Rise** were completed a few months ago. Two have been sold. The developer road levy was paid in advance in full by Brookworth Homes of Reigate which was much appreciated. **No 9WR** was sold recently and the developer levy is due to be paid now.

The semi derelict site at **42 Welcomes Road** appears to have been sold to a developer. The Council were recently asked to approach the owners to cut back the overhanging nettles along the frontage which are impeding pedestrians. The Committee is consistently ignored by the owners and they seem to show no respect for this community judging by the state of the plot. We presume the owners' strategy is for us all to cave in to any future development on the site, however inappropriate, just to have the place tidied up.



Nettles at No 42



1a Simone Drive



The new build at 1a Simone Drive continues and awaits retrospective planning permission.

Simone Drive needs to be resurfaced by the Council before it gets any worse and after the new house there has been completed.

Nearby Royal Mail box needs a repaint. It has been an eyesore for years. The Secretary will contact Royal Mail to do something about it.

**FLOWER TUBS:** A big thank you to the residents who have put out flower tubs by the entrances to Maryhill Close and Zig Zag Road. Fortunately there are some people who care about where they live and community at large.

**GENERAL:** The logistical obstacles that arise during the construction phase of new builds are considerable often leading to illegal parking of tradesmen's vehicles on the road/ designated footpath. HGVs from time to time make Welcomes Road in particular impassable when delivering building materials or removing spoil. BT connections have been broken and water meters damaged, testing the patience of our members.

In the case of No 40 a neighbour permitted some parking on their land which was very helpful and is a practice that could be employed in the future by special arrangement between the parties concerned.

**Welcome letters** sent to Welcomes Rd 9, 12, 132a, Uplands Rd 9, Kearton Close 6, 19. Cumnor Rise 4. We wish all these newcomers well and hope they will enjoy living here. No 40a was occupied by an existing member.

**VIEWS FROM OUR MEMBERS**

- remove speed humps next time we have major work done
- dedicate our roads to raising funds for British Legion on Centenary of 1918 armistice by getting members to pin large poppies on trees lining roads
- try to get the Council to pay for peripheral services like sweeps and drain clearance saving c£4,000 a year given a that we are maintaining public highways
- urge walkers to wear reflective clothes so drivers can see them at night
- give notice when a removal van may need to obstruct traffic in Welcomes Road

**SOME OF WHAT THE ROAD COMMITTEE OVERSEES**

- road maintenance and signage/speed limits
- drain clearance/flood management and leaf sweeps
- requests frontagers to keep verges clean and in need carrying out the work and billing the owner
- parking issues if members unable to resolve problem in first instance
- keeping roads open and dealing with utilities ' excavations
- collecting road levies inc developers road levy and chasing defaulters for payment
- administration of meetings and keeping accounts inc banking
- road levy information to solicitors on house conveyancing per Form TA6
- controversial housing developments and on site parking ratios - negotiating with Council
- reports fly tipping to Council and passes on members info re un-desirable door to door salesmen etc
- maintains web site [www.wura.org.uk](http://www.wura.org.uk)

**AND TRIES TO KEEP OUT OF**

- neighbour disputes of all kinds including noise of all kinds
- clearing fallen trees unless the owner unable to do so
- nuisance parking that could be solved by frontagers

**FINANCIAL SITUATION:**

Reserves £131,809. 2018/19 road levy £16,000 (68%). Ar-rears £918. Many standing orders are only due this month hence the apparent shortfall in road levy collections.

**PAYING THE ROAD LEVY** If you pay by **Standing Order please amend your annual payment to reflect the increase due this year payable on a date in April each year.** The new rates applicable are listed on the next page.

**ALSO change the payment date of your standing order to April each year** (currently it is 1st August) and ensure that your standing order and any online payments are marked with your house number and name of road (ie WEL... or UPL... etc) for identification purposes on our bank statement. These amendments can be completed either online or in branch. **Arrears** - it is WURA policy, as insisted upon unanimously by members in general meeting, to instigate money claim on line proceedings to collect arrears of road levy. A claim comes into effect on the 1st April each year when unpaid road levy arrears enter the 3rd year. **Note that arrears need to be declared on Form TA6 when you sell your house on the basis that you are in dispute with WURA over payment.** Invoices are issued annually to reflect such arrears and include penalty charges.



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**ROAD LEVY RATES EFFECTIVE FROM 1st APRIL 2018**

Band D	£54	£65
Band E	£66	£80
Band F	£78	£94
Band G	£90	£108
Band H	£108	£130
Spur roads 50% of rate		20% increase wef 2018

The Committee reserve the right to charge persistent defaulters an administration fee of £15 per extra letter or invoice issued + the total outstanding road levy due + all legal and other costs including interest incurred by the Committee + County Court fees in the event of it becoming necessary to pursue such defaulters through the Money Claim on Line system.



PAUL HOLLIS

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