

News from the Secretary.

FTTP Fibre to the premises: After a lot of research by one of our members it was agreed that it was not practical in administrative terms to pursue the private financing of laying fibre optic cable in Welcomes Road.

Restraining over development and respecting the character of Welcomes Road; It is clear from the hideous number of over developments agreed and in the pipeline for Welcomes Road that the fight to keep its character, protect wildlife habitats, and even its sustainability as a shared road space has been lost at least in respect of the section from Kenley Lane to Zig Zag Road. The local MP appears to be helpful in terms of writing letters of objection but his letters carry no more weight than the letters from the Association pointing out ad nauseam that without proper off street parking the road will become unviable even for emergency access. It is clear that Government are only paying lip service to sympathetic 'densification'. The Secretary of State for housing shows no interest in restraining developers from their excesses even when an unusual road like Welcomes Road is involved. We have attempted to get the Local Authority Ombudsman and the Scrutiny Committee (on advice from the Ministry) to intervene without success and our letters to the Council are ignored seemingly as policy.

The administrative toll on WURA and the Chairman and Secretary; As the months go by it has become apparent that WURA as the 'Street Manager/Authority' is working almost full time covering for the Council in terms of dealing with utilities, construction traffic issues, illegal parking by site staff, road closures, reporting and pursuing damage to property, and insurance issues. The point of keeping the private status of Welcomes Road is questionable as the Council has no interest in acknowledging the Association's status as the 'Road Authority'. The private road status does not deliver quietness, control over development, respect for restrictive covenants, control over traffic and parking or protecting the natural habitat of the creatures living round us here. Instead the residents are paying to maintain a public highway with VAT at 20% added to the cost of repairs and maintenance. In the coming weeks/months members will be consulted on their views on the adoption of Welcomes Road after upgrading it but whatever we decide the actual adoption of the road could take years and a great deal of time and money to achieve.

Membership This is projected to rise from 225 properties to 246 as the recently completed flats are sold. If all the projected developments in the pipeline are built and sold membership could comfortably exceed 320.

THE ROAD COMMITTEE

Colin Brown (Chairman)	020 8668 2101	colin.brown301@btinternet.com
Michael Lott (UR)	020 8645 9234	treetops5a@btinternet.com
Jan Scully (Treasurer)	020 8660 1699	treasurer@wura.org.uk
Robin McCallum (WR)	020 36 29 17 23	tutamail.com
Richard Russell (Secretary)	020 8668 7293	weluplandsroads@aol.com
Stuart Prior (WR)	020 8668 9534	stuart.prior@hotmail.co.uk

IMPORTANT NOTICES

DATA BASE OF MEMBERS: Please email your house and phone number to weluplandsroads@aol.com

We will keep you informed of events affecting the road by email.

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 letter** will be supplied. Ask the Secretary for one if you have not received one.

CHANGES OF HOUSE OWNERSHIP AND ROAD LEVY: [Selling or have just moved in?](#)

[Please advise the Secretary and pay any arrears of road levy so as not to hold up the sale.](#)



WURA SPRING NEWSLETTER 2021

WELCOMES AND UPLANDS ROAD ASSOCIATION . WWW.WURA.ORG.UK

CHAIRMAN'S COMMENT

As we emerge from various lockdowns, hopefully we can all return to some sort of normality, although not as far as us being able to invite you to an AGM so forgive the somewhat lengthy newsletter as we try to keep you well informed with events affecting us all road-wise.

One of the most pressing matters is the retirement of Richard Russell, our hard working Secretary (see inserted 'flyer') who reaches a milestone birthday in May 2022 without whom a lot of WURA's resistance to the problems in the lower end of Welcomes Road and related matters would not have been possible. This is not to minimize the sterling efforts and input from other committee members. Marion McKelvie's excellent letters of objection to the developments and pleas for protection from further developments, have despite her best efforts, fallen on deaf ears at the Council. Marion is also responsible for re-organising our web-site and its ongoing maintenance but has decided to leave as an active member of the Road Committee though will continue to manage the web site and write objection letters - thank you Marion.

At our last 'live' AGM in 2019 a resident suggested we get on with resurfacing Welcomes Road but with the Council's granting multiple planning permissions for aggressive overdevelopment of land fronting Welcomes Road, we have been forced to postpone the resurfacing of Welcomes Road from Zig Zag Road to Kenley Lane for the foreseeable future. However we intend to resurface Welcomes Road from Hayes Lane to the junction of Uplands Road being phase one in mid-September 2021, weather permitting. We are not going down the 'spray and chip' route but will overlay the existing surface with 40mm of stone mastic asphalt (SMA), a durable material widely used on our public roads. The resulting surface should last at least 10 years without any need for major repairs, obviously saving on maintenance costs.

We obtained 3 quotes for the work and the chosen company, London Surfacing, has a proven track record, and are keen to ensure minimal inconvenience to residents for the 4 days it will take to complete the work.

Phase 2 from Uplands Road down to Zig Zag Road will probably take place at a similar time in 2022. More information will be available next year. Work on the remainder of the road will not be carried out until most of the developers have departed.

The condition of Uplands Road is acknowledged to be fairly sound. However with 35 UR, several minor building projects in the road, 8 Kearton Close plus the threat of more construction sites in Kearton, construction traffic using Uplands Road is going to increase. Even now prohibited construction traffic heading to and from Welcomes Road is accelerating wear on Uplands Road.

The Committee recognise that Welcomes Road is and has been the main recipient of road funds and to allay any concerns on the part of Uplands residents we will be ring-fencing a sum of money for the resurfacing of Uplands Road when it becomes necessary.

The occasional closure of Welcomes Road to connect utilities to new properties and the associated illegal parking has resulted in Zig Zag Road being used by HGV drivers who fail to respect the route prescribed by the Council, ignoring the signage and damaging the road surface at the junction with Welcomes Road and an adjacent frontage. Consequently WURA instructed Frank Gaskin (Civilcivils) to repair the surface and kerb part of the boundary to protect the abutting land.

The cost of the work was shared between WURA, the developer at 57 WR, who used the junction to reverse HGVs into to change direction, the frontager, and the Zig Zag and Leacroft Road Association.

Unfortunately further damage to the frontager's property occurred recently resulting in a destroyed road sign and a tyre-tracked lawn luckily witnessed and reported although compensation was offered grudgingly by the vehicle's owner. The Met Police have taken an interest in the case.

If you see a transgressing driver especially if there's damage caused please photograph and/or take particulars of the vehicle and if possible ascertain the address of the related construction site reporting either to me or the Secretary. The lack of any control by the authorities is testing the patience of members to the limit and your forbearance is much appreciated.

We had hoped to spend money on improving drainage thus reducing the volume of surface water reaching Valley Road in order to provide a drier walk for pedestrians.

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Much of the surface water comes from Kenley Common but the responsible body, the City of London, has been singularly unhelpful refusing to slow down the flow of water from their land and denying that the Common land fronts Welcomes Road, which is patently untrue. This means that they are not caring for the woodland verge and trees fronting Welcomes Road either. Attempts to identify other suitable sites to divert water into were either found to be unsuitable or the owners of the land withheld consent.

With the considerable expenditure planned on road resurfacing including Uplands Road, we need to continue build reserves and so the tri-annual review of the level of road levy intended to keep abreast of inflationary rises in tarmac prices etc. means the Committee now consider it necessary to raise the rate of road levy by 10% with effect from April 2022, having postponed the rise a year because of the pandemic.

The income from developer levies is further boosting income so that the long term intention is to overlay all our roads with SMA which is about twice the price per m2 than surface dressing though much more durable.

I wish to thank residents for their continuing promptness in paying the road levy. However I must comment on a hard core minority, who for some inexplicable reason, refuse to contribute the small share of the cost of maintaining roads required without which they could not survive. We continue to deliver invoices to those people as a record of the debt as it grows bigger with each passing year.

Enough of me and thank you all for your support and please do comment on any aspect of our efforts as presented in enclosures with this newsletter and I look forward to seeing you at the AGM in May/June next year

Colin Brown, Chairman May 2021

Current building developments are as follows:-

2 and 4 Welcomes Road. Early stages of process but in area of focused intensification (AFI)

10 Welcomes Road 8 ‘houses’. The new owners Castle-green Developments have erected hoarding and submitted more detailed landscaping plans.

32 Welcomes Road 9 flats. The flats will start to be marketed in late May/early June.

36 Welcomes Road 8 flat conversion. All sold but the landscaping and frontage leave much to be desired.

57 Welcomes Road. The flats have been built, lift installed and utilities connected. Marketing should start in the next few weeks.

Developments in Welcomes Road not started but granted permission

42 Welcomes Road. The developers have entered into the usual agreement with WURA and erected hoarding. We expect work to start in the next few weeks

46 and 50 Welcomes Road 42 bedrooms between them. Decision pending.

54 Welcomes Road; Developer approached us with design but over intense use of the land

56 Welcomes Road 9 flats. Nothing known

Applications awaiting decision

60 Welcomes Road, 7 flats to the front and a pair of semi-detached, two-storey, dwelling houses to the rear of the site; Granted. Applicant is owner. Site opposite 57 Welcomes Road.

64 and 120 Welcomes Road, extension work

Uplands Road

3 Uplands Road. Extensions completed

9 Uplands Road. The owner has installed temporary accommodation on site and has started building

35 Uplands Road row of 6 terraced houses Building work proceeding. Planning awaited for 3 more houses on subdivision of 90 WR. Shared boundary.

38 Uplands Road. Building work continues after many months. Seeking compensation from the owner for wear and tear from site traffic. There is a lot of spoil to be removed.

1 Kearton Close. 9 flats. Pending

2 Kearton Close. Back garden project. 4 flats. Pending

8 Kearton Close. 4 houses creating a mini housing estate. Decision awaited on this overdevelopment. Recommended by Planning Officer.

Planning applications for flats withdrawn or refused

37 Welcomes Road 9 flats Refused partly on grounds of pressure on infrastructure. Harm to pedestrians. Resubmitting the application.

52 and 67 Welcomes Road 9 flats. Refused. Out of keeping. The latter application resubmitted recently.

Site traffic:

We continue to keep a log of traffic incidents usually involving HGVs. Members contributions to the log are much appreciated The log is being sent to the Council to change thinking at Planning. Photos welcome.

Parking controls: This issue will be kept under review as the new flats become occupied but members are reminded that parking on our roads over night or for long periods is illegal..Welcomes Road is a designated footpath.

Litter: Thank you to the public spirited members who continue litter pick in our roads.

Treasurers Report

The road fund stood at £154,000 (£140,791 March 2020) as at 31st March 2021 with road levy arrears at approximately 7%. The 2021/22 budget, full audited accounts and the revenue and expenditure account for the year ending 31st March 2021 will be presented with the 2021 AGM documents

Site traffic routing: Council directive for Site Managers and HGV traffic in Welcomes Road

Welcomes Road sites; The camera promised by the Council for installation at the Kenley Lane end of Welcomes Road to monitor the direction of HGV traffic unlikely ever to be installed. HGVs must only travel from the North (Kenley Lane end) to the South. HGVs should avoid reversing along Welcomes Road, placing pedestrians, including children at risk, as well as damaging kerbs and verges. Nor must HGVs turn round using spur roads like Simone Drive, Maryhill or Zig Zag Road or indeed members drives. **If the road is likely to be blocked developers and utilities are expected to give proper notice to the Secretary.**

For building sites in Kearton Close and Uplands Road; We envisage site traffic entering from Abbots Lane and exiting that way but a routing for this traffic has yet to be formalised with the Council. The junction with Welcomes Road is very difficult to negotiate for an HGV. The Highways Impact unit at the Council will be asked to take this into account. The planned road works in Welcomes Road between Hayes and Uplands Road in the autumn will require traffic to use Uplands and/or Zig Zag Road anyway.

10 Welcomes Road; It is intended that HGV traffic will enter a space at the front of the site and not park on the road. These HGVs are then to leave the site in a forward gear at least in theory. If a lorry is obliged to reverse it will be guided by a banksman who will make sure other traffic is held in Kenley Lane. Site staff are to park away from Welcomes Road or on site. There are about 10 skip loads of rubbish to be cleared before demolition starts. The legal agreement with WURA has not been signed pending approval of the landscaping.

We are still missing a number of members email addresses.

Please email the Secretary at welcomesanduplandroads@gmail.com if you are not getting our group emails and you have an email address.

ROAD LEVY RATES PAYABLE ANNUALLY FROM 1st APRIL 2018

Band C	£57
Band D	£65
Band E	£80
Band F	£94
Band G	£108
Band H	£130
Rates are adjusted every 3 years for inflation	Spur roads 50% of rate

If you want to pay by standing order or by faster payment please use these details

Payee: Welcomes and Uplands Road Association

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

Account No: 02400865

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

Note: Arrears of road levy needs to be declared on Form TA6 when you sell your house. If you are in arrears with the Association, you are legally required to disclose this information to your buyers and/or their solicitors

Invoices are issued annually to reflect such arrears and may attract penalty charges and interest as well as legal costs.

Thank you all those who continue paying the road levy on time avoiding the need for us to send chasers!