



2013 WURA SUMMER NEWSLETTER

WELCOMES AND UPLANDS ROAD ASSOCIATION

WWW.WURA.ORG.UK

Message from the Chairman

What a year! All are familiar with the disastrous state of Welcomes Road after an abortive attempt by Arnold Tarmac/Len Arnold to seal and chip the surface. We await a response from him within the time specified in a letter from our insurers choice of solicitor. Two quotes for remedial work are being sought from new contractors to enable our solicitor to proceed to the next stage assuming of course there is no response from Arnold Tarmac as has been the experience so far.

Realistically the work is unlikely to be carried out this year as the window of opportunity for seal and chip closes at the end of August and the likelihood of any contractor being available before then is remote.

At the AGM the Committee was advised that it might have been better to have employed a qualified engineer to supervise the work and authorise payments. Any future work will be done on this basis though it may well add 10 to 15% to the cost and thus impact on any revision of the road levy. A prominent resident has undertaken to look into finding someone suitably qualified and we are following up the leads provided. Failing that we can ask Andrew Munro of Munro Consulting, who carried out the report on the work done by Arnold Tarmac, to do the job. Whatever happens you will be kept informed!

In the Committee's defence we did go to some trouble to research Arnold Tarmac and on the face of it they seemed to be the right people to carry out the work reliably and indeed are equipped with the latest seal and chip laying machinery. It was a shame that it was used incorrectly at the wrong time of year with the wrong size of stone.

It has been an exhaustive period of learning and I am glad to have such a diligent Committee to advise and work tirelessly on your behalf to try to put matters right and ultimately deliver a road befitting the area and deserved by all our residents. The proposals for how precisely this will be done will be developed over the coming months with the help of an experienced resident. In the meantime we must see what if anything comes of our solicitor's letter of claim on Arnold Tarmac Ltd/Len Arnold before taking this step.

That is the good news- the bad news is that the Committee was unanimously re-elected — oh well it gives us something to do!

Thank you for your patience and we will keep you in touch with developments over the coming months.

From the Treasurer's desk

There were 8 residences overdue at the time of the AGM totalling £519.

A sum of £63,480 (budget £75,000) was expended during the year on road maintenance of which £58,000 related to the work 'performed' by Arnold Tarmac Ltd. All other expenditure was below budget but there was an exceptional £931 spent on the expert report on the road by Munro Consulting.

Income was mainly from levies and amounted to £11,830. Cash reserves amounted to £41,095 as at 31 March 2013 down from £97,062 in 2012. £58,000 of this drop in reserves related to the defective work done by ATL and includes an element of VAT.

The 2013/4 budget assumes further expenditure of £40,000, mainly on Welcomes Road, but in view of the proposal to upgrade Welcomes Road adopted at the 2013 AGM in June it is unlikely that this money will be spent in the next 12 months. Moreover there is a claim being made by our solicitors on ATL which could also impact on our financial position, hopefully favourably.

The road levy remains unchanged for this year and invoices reflecting the usual rate despatched recently except for those who kindly pay by standing order.

Uplands Road

The work on Morven House is nearing completion with largely internal work on the extensions themselves remaining. Of course this leaves making good the drive and parking areas as well as providing a discreet area for the waste bins which are necessarily quite big. The other job will of course be to check Uplands Road for damage and make good the verges where heavy lorries have damaged them. We will keep in touch with Morven Healthcare to ensure that these jobs get done.

Thank you for your patience whilst the work was being carried out.



Murray mania in Maryhill Close.
July 7th 2013

From the Secretary's desk

I'm going to have to eat a lot of the words I wrote in the last Winter Newsletter. In December 2012 it was clear that the resurfacing of Welcomes Road was beginning to fail but there still seemed some hope that the new seal and chip would stabilize. Of course as we all know now the work done by Arnold Tarmac was carried out at a time of the year, and with the wrong size of chip, which would almost guarantee the extent of failure we can now all see. The weather was particularly unkind but that is why the seal and chip process, according to Road Note 39 on best practice, should never be tried in late September. All this came out in the report we had carried out on the road by Munro Consulting.

In May this year it was agreed by our insurers that they would fund a claim against Arnold Tarmac Ltd and a solicitor's letter has been dispatched to them asking for the work to be done properly or if not to expect further legal action depending on the response. You will be kept advised of ATL's reaction to this letter in due course.

The issue of damage to property from the emulsion coming away from the surface of Welcomes Road and contaminating property has been raised with ATL in the Solicitor's claim letter.

At the AGM on June 10th it was agreed with some enthusiasm that we would put together a plan to upgrade the road with some professional help. This will involve improving the drainage along the road which will go a long way towards reducing maintenance costs. The vision expressed at the AGM was to build a road we can be proud of but this will need extra funding. So a review of the road levy with some proposals for raising funding will be part of the plan. I doubt if seal and chip will be part of the plan but every angle will need exploring!

I have published below a picture of Welcomes Road when the new surface had just been applied in September 2012 and it really looked quite promising!! However the honeymoon period was quickly over and divorce proceedings have followed.

Policy Guidelines for developments in the area

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.

Update. We have not forgotten about this but residents will appreciate that it is no longer a priority. What did come out at the 2013 AGM is the unhappiness among residents with the disgraceful state of some of the frontages and front gardens along the lower part of Welcomes Road in particular. We urge those concerned to do something to tidy up their frontages/gardens as soon as possible.

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.

It is appreciated that a lot of gravel has built up on the edges and is compacted with bitumen binder. The issue of clearing this material has yet to be resolved and is subject to the advice of the solicitor handling the case against Arnold Tarmac Ltd. At some point however it will need to be cleared though at whose expense is not clear at this stage of proceedings. In theory Arnold Tarmac who created the nuisance should be paying for it.



Top section of Welcomes Road September 2012

GRIT BINS for location around 40-60 Welcomes Road

No location has been found for an extra grit bin. If you live in this zone and could offer a suitable location for a grit bin please contact the Chairman. He will then see if he can get one installed.

No one has come forward since writing the above so it looks like no salt/grit will be applied to the road over this stretch of road next time it snows.

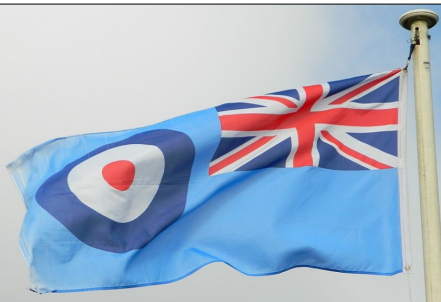
Whilst on the subject of salt/grit please apply it in sparing quantities as it is very costly and one shovel full per 3 yards of road is quite enough to do the job. Moreover excess salt is damaging to the environment as well as the bottom of your car.

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.

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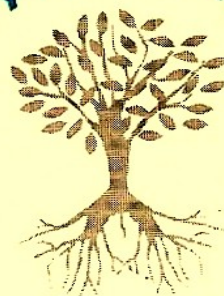
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Uplands Representative M. Lott

Other useful contacts:

Councillor Steve O'Connell Mobile 07760 310686.

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

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

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 and road works 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.

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

CHANGES OF HOUSE OWNERSHIP AND ROAD LEVY: If you are selling or have just moved in please remember to advise the Secretary at weluplandsroads@aol.com or phone 020 8668 7293