



# 2015 WURA WINTER NEWSLETTER

WELCOMES AND UPLANDS ROAD ASSOCIATION

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

## Message from the Chairman

Christmas and New Year celebrations seem a distant memory now but the incessant rain we suffered will be well remembered as it affected us all with the usual consequences of wet dogs/children tramping over carpets leaving a trail of muddy footprints. The experts have continuously warned us that milder wetter winters could become the norm although only time will tell. What it has done is highlight the inherent problem we suffer in that Welcomes Road is a culvert into which rainwater funnels down from Royal and Gypsy Lanes fed from saturated fields surrounding the airfield, and from properties and side roads contributing massively to the occasional flooding in Valley Road. Unfortunately some properties on the left-hand side of Welcomes are set below road level and are thus vulnerable to flooded driveways or worse in heavy downpours.

In the aftermath of the major flooding two years ago the Council indicated their intention to spend money allocated by central Government on remedial projects in an attempt to minimize the problem and Mike Lott (ML) expands upon this further into this newsletter.

We attempted to contract Veolia, our Council's contractors, to sweep our roads but with no success but ironically Tandridge Council were more than happy to carry out the work and did so to a high standard. We shall probably continue to use their services when required. Please do not sweep leaves and debris into the road from your garden as this tends to block such drains as do exist.

On a happier note, nearly three years after the abortive attempt to re-surface Welcomes Road in 2012 the contractor concerned agreed to repay a large proportion of the money spent but not before considerable legal pressure had been brought to bear. The settlement allowed for six equal monthly payments the last of which was received in January 2016 without deduction of legal fees as WURA is insured against such eventualities. The considerable time and effort put in by Committee members both past and present (but mainly by our Secretary) has resulted in a reasonable settlement. Our plans for the road will be circulated to residents prior to the AGM in May/June.

The back page of this newsletter appeals for another Committee Member. It seems to me that we need someone on the Committee from the lower part of Welcomes Road to look after the interests of residents at that end of the road. If someone from that part of Welcomes Road can find time to join the Committee they would be given a warm welcome!

It only remains for me welcome new residents and to thank you all for your patience and support whilst we try to get Welcomes Road put right and to wish you a belated happy 2016.

- ◇ **Investments** - income and growth
- ◇ **Pensions** - personal and company
- ◇ **Life Assurance** - family protection
- ◇ **Inheritance Tax** - problem solving
- ◇ **Long Term Care** - meeting the fees

**Planning and building sites: Sub division of 22 Kenley Lane.** The developer who acquired this land failed to obtain permission to put 2 houses on the small plot and it is now the subject of a sale which should complete in the coming weeks. We have no official information about the buyer but the original 'no objection' to access to the plot from Welcomes Road granted by WURA was on the basis of a payment of £2,000 per house. This is now a precondition for all major building work to pay for wear and tear, the inconvenience to residents and to help meet the cost of upgrading Welcomes Road.

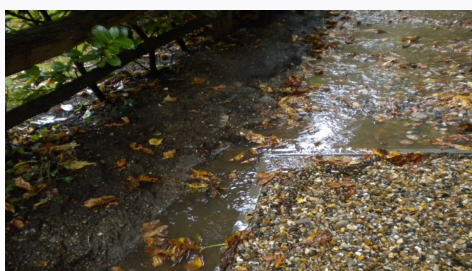
**No 6 Welcomes Road** Work has started on this plot as you will have noticed. There were problems with lorries blocking the road at peak times and mud being dragged onto the road but these seem to have been solved after intervention from the Committee. The 2 houses will bring in £4000 to help pay for the next road upgrade.

**No 57 Welcomes Road** Planning permission has been granted to replace this house with something new. We have no information on the timing of the work but will keep in touch with the developer when known.

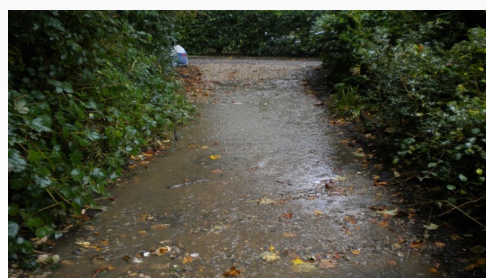
**Increased road levy** The key information on this and what has been achieved in terms of payment is in the Treasurer's report further on but 94% of residents were most helpful in dealing with the changes and paying up. The minority of defaulters (13 of 220) are being chased up vigorously and **in the interest of fairness to the paying majority we appeal to these residents to pay the road levy each year.** It will mean that we can pay for upgrading Welcomes Road and resurfacing the steep section of Uplands Road.

**Drainage report from ML** Rainfall so far in January 2016 more or less equates to 1 months average rainfall. We have made detailed submissions to Metis, the Consulting Engineers tasked by Croydon Council to recommend solutions to local flooding problems. These include Valley Road which is prone to flooding contributed to by the large volumes of surface water coursing down Welcomes Road much of it springing up from and running off City of London land into Welcomes Road. Slowing the run off from the City of London land would be part of the solution. In the meantime we have suggested to the Council that it would be in all parties interests for their contractors to integrate gully clearance to their sweeping schedules. WURA would meet some of these costs. The Council are currently considering our suggestions. We expect the Metis report to be published some time in February or early March (hopefully before the Chilcott report!) and will report back to you when we have digested their findings.

Any proposals for resurfacing Welcomes Road will need to take account of these drainage issues and the Metis report.



Gypsy Lane  
in full  
spate



#### From the Secretary's desk

##### Internet speeds

Towards the end of last year a resident raised the question of internet speeds in the area and why we cannot get a provider to lay fibre optic cable along our roads. I raised this issue at a high level with BT and my attention was drawn to the following statements from the CEO in a Press release dated Sep 22nd 2015:-

##### Aim for universal minimum broadband speed 5-10Mbps

- extend fibre to 95% of premises target
- 10m premises to get ultra fast speeds 300-500Mbps
- 1Gbps for some services
- Roll out by end 2020

If you are on fibre broadband now you should get anything from 10Mbps to 40Mbps depending on the quality of the copper wiring from the fibre node serving you, the wiring in your house and your distance from the serving node. In the circumstances my contact in BT did not consider that laying our own fibre cable worth it bearing in mind 5 to 10 Mbps is fast enough for most homes and already some of you do much better than this. In other words let BT Open Reach get on with the job of upgrading the network.

I intend to email you in the next few weeks (if this topic is of interest to you and you have not given me your email address now is your chance to do so!) with some hyperlinks to BT so we can see who is getting what speed and from which exchange or fibre node. From this information (and depending on the response) I would hope then to provide you with a 'map' of the service in the area. This might help you to decide upon the best way to improve your own internet connection should you be unhappy with the speeds you are currently getting.

On a personal level I get 2-3 Mbps depending on the load and from 18th January 2016 should be connected to a fibre node on Grovelands Road off the A23! My ISP predicts speeds from 10 to 13 Mbps given the length of copper wire intervening. Another member of the Committee currently enjoys 38Mbps from the same node (fibre box). I will let you know what I get after 18th Jan.

Talking of laying cable reminds me that Southern Gas Networks plan, at some future date yet to be determined, to replace the ageing gas pipes along our roads. It is not clear how disruptive this could prove to be and how it might impact on any new plans to resurface Welcomes Road which may well come up at the 2016 AGM.

##### Members email addresses

Number of properties for which we have email addresses 124 of 220 properties in WURA dbase. Please let's have some more!!!!

#### From the Secretary's desk (cont) Policy Guidelines for developments in the area and type of frontages

As the draft document was approved at the 2012 AGM we intend to revisit it and then issue it to all residents, placing a copy on the WURA web site. The intention of such a document is 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 still appear from time to time. It is disappointing that having moved into a wooded rural area some residents cannot resist trying to give the place a suburban appearance. The document has no legal implications and residents can do what they like with their property within the planning laws. However it reflects the views of the Committee and those residents who attended the 2012 AGM. Feedback is welcome before we finalise the guide which I will email to residents who have given me their email address.

**Further reminder on leaves:** Residents or their gardeners are asked **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 as well 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 and unstable trees along the edge of the road kept under control.

#### 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 towards the cost of the work. We still await a quote for the work. The contractor examined the job some time ago and will be chased up so something can be done in warmer weather later in the year.

Mike Lott continues to be your Committee Member for Uplands Road and adjoining roads and is your point of contact if you want to discuss anything. He is also your representative on the Safer Neighbourhood Policing Panel and has in the last few months extended his portfolio to drainage issues.

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: There was no feedback on this from the last Newsletter but we can table the idea at the next AGM with some suggestions for a name.*

#### From the Treasurer's desk

With the payment of £40,000 by the contractor who worked on Welcomes Road in 2012 reserves are now back up to over £99,000 with levy arrears of c£1500 still to be collected.

Road Levy income for 2015/16 £14,123

13 defaulters and short payments £1,567

The signatories have on line access to view the current account with Lloyds Bank and most payments are made on line now.

**See next page re new road levy rates and how to pay them. The ways to pay are also listed on the actual invoices. Please set up a standing order at the rate for your council tax band if possible making sure your house reference is included in the payment details so the Treasurer can identify it from the bank statement.**

Gary Lowe continues to audit the Accounts pro bono for which the Association is most grateful.

**Note for Winter GRIT BINS** So far this winter we have been let off lightly and the grit bins remain full (of water?) but colder weather is forecast if not already here.

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.

**New Street lights** Skanska have completed the work after a long hiatus. Some issues remain with branches obscuring lights for example. In such cases the owners of the land on which the offending tree is growing are responsible for cutting back obscuring branches. Go to <https://www.croydon.gov.uk/transportandstreets/rhps/street-lighting/streetfaqs> for more information or you have a problem





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### IMPORTANT NOTICE

### ROAD LEVY RATES EFFECTIVE FROM AUGUST 2015.

Band D	£54
Band E	£66
Band F	£78
Band G	£90
Band H	£108

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

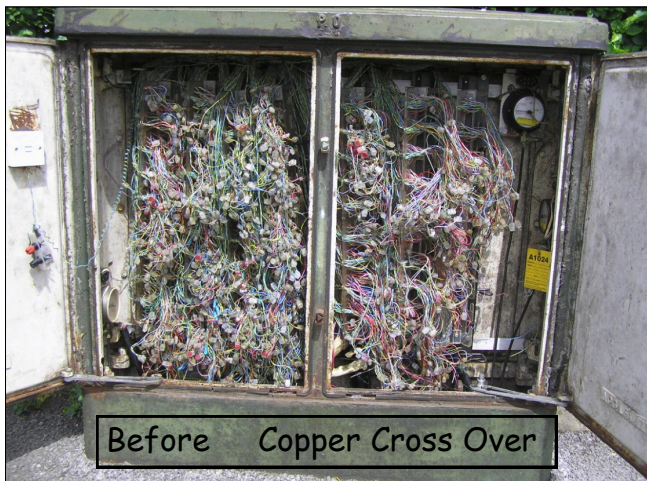
Payee: Welcomes and Uplands Road Association

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

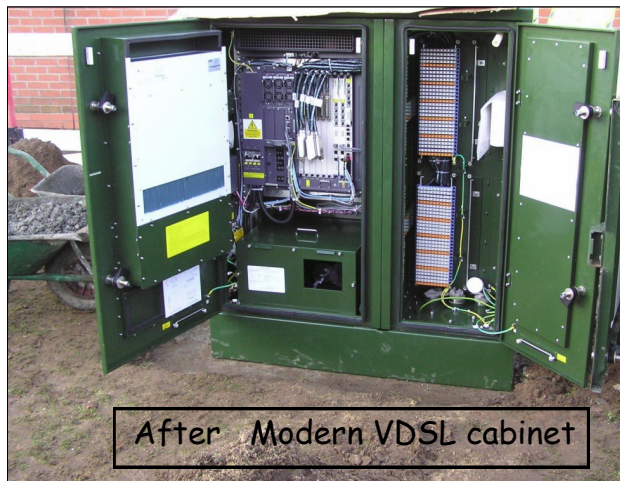
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If you cannot pay by standing order, a cheque or cash is fine.



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### Your committee

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

Uplands Representative Michael Lott

Other useful contacts:

Councillor Steve O'Connell Mobile 07760 310686.

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

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

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

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