



# 2017 WURA SPRING NEWSLETTER

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

## Message from the Chairman

I trust you had an enjoyable Christmas with another year already speeding by. As winter conditions appear to have arrived one can only hope they will improve fairly soon!

To bring a note of optimism the Winter Newsletter will henceforth be titled the WURA Spring Newsletter.

Until very recently we have had mild weather conditions that minimise the need to repair potholes/cracks in road surfaces although there will be a small number of unrelated repairs carried out when conditions allow. The relaying of the junction of Welcomes and Uplands was carried out to a high standard by the contractors, Allfreys, and we think their work and the minimum disruption involved was in stark contrast to the previous abortive attempt to resurface Welcomes Road - hopefully you are of the same opinion. The opportunity was also taken to refresh the white line painting along all our roads.

There are an ever-increasing number of planning applications with ensuing building work being carried out along our roads.

In my opinion, the present resulting developments enhance the area although a plan to erect a building for multiple occupancy at 57 Welcomes is totally inappropriate and is presently rejected by the Council. I've no doubt the developer will submit alternative plans in the near future!

The Committee have established a developer agreement which is a framework for present and future dealings with developers. It requires them to pay £2,000 per dwelling into our Road Fund in recognition of present and unseen wear and tear to the roads and compensation for inconvenience suffered by residents. I would ask residents bordering the sites to be understanding/patient. The agreement with the developers stipulates restrictions on vehicle movements and deliveries as well as working times etc. If you do have a problem please contact me or any committee member rather than confronting the builders.

To the vast majority of you who pay your road levy religiously - thank you. However there is always a small minority who through oversight, extensive holidays etc. overlook payment until reminded (why not set up a standing order with your bank to avoid this?) but an even smaller minority who are happy to have you subsidise them and refuse payment - to those residents I appeal to their consciences - after all you have to use Welcomes/Uplands as we all do and the cost of maintenance is forever increasing. The Committee has decided that at its discretion unpaid levies will attract an annual penalty charge of 50% of the amount overdue and are taking legal advice on the practicality of placing a charge against non payers property on the Land Register - continued refusal to pay may result in legal action through the Money Claim on Line Court.

Finally I must thank the Committee for their hard work and support during 2016 - Ian Dixon recently resigned for personal reasons and welcome to Stuart Prior of 11 Welcomes Road. I wish you and your family a belated happy and healthy 2017 and hopefully we'll continue to have your valued support. CB

◇ 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: 7 Welcomes Road** The developer is progressing well with we believe to be minimal disruption to neighbours. The house seems to sit well on the site.

**No 6 Welcomes Road** The houses are nearing completion and sale.

**No 40 Welcomes Road** Buxton Building Construction in Caterham Hill recently received planning permission to erect 2 houses one behind the other on this site.

**No 42 Welcomes Road** It is hoped that this plot will be tidied up in 2017. It has been a building site for an unreasonable period of time and Council intervention would be desirable.

**No 57 Welcomes Road** The various attempts to get planning permission for flats have been thwarted so far. Sensible developers consult with residents/neighbours before they lodge applications for building permission. It is always better to have the goodwill of your neighbours when proposing new builds in already built up areas.

**No 10 Uplands Road/Cumnor Rise.** To date the development at the rear of 10 Uplands Road has gone well with a minimum of disruption caused by Brookworth Homes who, as mentioned by the Chairman, have proved to be considerate to the surrounding neighbours.

There is increasing on-road parking as a resident recently commented, Uplands Road is more and more taking on the look of a suburban side street. It might be helpful to reproduce the relevant section from the WURA homepage:

**"Non residents are not authorised to park on any of the roads 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."**

It is a bad idea to park next to junctions as some drivers are doing. ML

**Drainage report** The Kenley Flood Mitigation study published in November highlighted the volume of water that cascades down WR in times of heavy rain and the ensuing problem caused at the bottom in Kenley Lane. Measures to combat this included more gullies in Welcomes Road as well as a drainage pond. Realistically none of these proposals are like to happen, least ways not in the short term.

The council clear out gullies in vulnerable areas four times a year. We are suggesting to them that they consider bringing their wagon up WR and clearing out our 6 gullies at the same time. After all, we are council tax payers as well. So far this request has fallen on deaf ears so we might need to escalate it. As a practical measure we are also considering installing silt traps to prevent the drains from clogging up since that is a major contributor to the flooding as pedestrians may well concur. All frontagers can of course help by ensuring that any obstructions, leaves etc are removed to allow the free flow of water. ML

#### From the Secretary's desk

**Members email addresses** There are 70 properties for which I do not have email addresses out of the 224 in the WURA dbase. If you really cannot supply an email address and want hard copies of our letters and circulars please let me know (again) by dropping off a note at 12 Zig Zag Road. **Otherwise I shall assume that you will keep yourselves informed by reference to our web site [www.wura.org.uk](http://www.wura.org.uk) or perhaps are not interested in the Association's activities. If you are interested this means that you will need to go to the web site to read AGM notices, Minutes and the Accounts.**

Subject to availability we hope to book the Small Hall for the 2017 AGM in May. An Agenda will go out before the meeting but please check the web site for the actual date if you are not on my email or hand delivery list. Some emails to residents are bouncing as the email address is wrong for some reason. If you think you have given me your email address already but never hear from me by email please resend your latest email address so we can keep you up to date with events. I send out emails fairly regularly. For example there is electrical connection work starting in Uplands Road and Cumnor Rise (27 Jan to 4th Feb) and I have just emailed everyone on my list to tell them.

The proposed 20mph blanket zone is causing quite a lot of controversy with drivers as evidenced on the Streetlife web site. Not unconnected with speed limits I was at a meeting recently with the Head of Streets Croydon who mentioned that current Council policy is not to use speed humps to calm traffic in the borough. I presume the intention is to rely on the 20mph limit. My experience with walking in Welcomes is that nothing deters the determined speeder.

The littering at the lower end of WR and round the Kenley Hotel and the Co-op is making Kenley look very down at heel. Is it so hard to look after your own frontage and make Kenley a special place to live?

I am going to see family in Australia from 23rd February to 31st



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Chairman who is holding the fort or contact your local Committee member, i.e Mike Lott for Uplands Road and spur roads and our new and youngest (i.e under 75) Committee member, Stuart Prior, for the lower half of Welcomes Road. Stuart has written a piece further on. A warm welcome to Stuart and many thanks to Ian Dixon for his input whilst on the Committee. The Chairman is cancelling all golf whilst I am away to dedicate himself to the road! Seriously though Colin gives much of his time and energy to WURA matters, all completely voluntarily, and has done so for many years.

We are in touch with other road committees around and about to compare notes and this has proven very useful in terms of developing a common approach to road levy collection and dealing with developers. We wish to be helpful to developers when the project looks acceptable and we welcome consultation before planning permission is sought. We have been impressed with most of the developers in our roads in this respect and very disappointed in some others who seem to be devoid of any interest in the views of the local community.

There are a few residents who seem willing to exploit the residents who do pay our very modest annual road levy. The residents in Dormans Park, Lingfield pay £350 a year which puts our rates into perspective. Prior to 2008 deposit interest brought in about £6,000 a year. Most of this income has gone now due to the very low deposit interest rates available these days so it is even more vital that the road levy is paid in full each year by everyone if we are ever going to upgrade our roads. RR

#### From the Treasurer's desk

The road levy invoices for 2017/2018 will be sent out at the beginning of April by email where possible or hand delivered. If you pay by Standing Order please could you check that your annual contribution has been amended to reflect the increase in the road levy which came into effect last year (2015/2016). The amount payable is based on your council tax band (see opposite page). It is usually quite easy to amend a standing order on line. **Final demands are now going to defaulters which if unpaid by 31st March will attract a penalty fee unless there is a good reason for paying late.**

Please include your house number and road name when paying on line so I am able to identify your payment on the WURA bank statement.

The Association's reserves are £100,000 having spent £18,000 on the WR/UR junction and white lining and benefitted from £6,000 road levy from Brookworth Homes. JS

#### The view from new Welcomes Road Committee member

As the newest member to join the Committee I am pleased to have some involvement in how contractors and builders should conduct themselves whilst operating within our roads. I live close to the station at the bottom end of Welcomes and we have been experiencing some extensive developments as the old and disheveled bungalows make way for some much nicer family homes which can only serve to improve the overall street scene in Welcomes Road in particular.

I have had the pleasure of watching progress with the houses and talking regularly to these assorted builders and tradesmen who have been courteous and considerate throughout and whilst we have had our fair share of on road parking, on the whole it has been well managed mostly as a result of the developer agreements which I must add were put in place before I was involved, so I can take no credit.

I enjoy living where we do, turning into our leafy lane after a long days commute or returning from some excursion. Its always a welcome sight especially pretty when it snows albeit rather inconvenient. So I guess my view is this... lets work together to keep our roads and our environment the best it can be and if I can help **anyone** to resolve any road or community related aspect please do not hesitate to contact me . SP

**Please remember 20mph on WR /UR! There are no segregated footpaths & the whole width of Welcomes Road is a public foot-path. 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.

So far this winter we have been let off lightly and the grit bins remain fairly full. We regret however to note that in most bins the grit has frozen and is very difficult to extract now. If you do manage to mine any grit (it may have thawed out now) please apply it 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.

I litre will clear 12-15 m2. CB





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#### ROAD LEVY RATES EFFECTIVE FROM APRIL 2015

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

Road levy payment arrears: The Committee reserve the right to charge persistent defaulters an administration fee equal to 50% of the total outstanding road levy due as well as all legal and other costs incurred by the Committee including County Court fees in the event of it becoming necessary to pursue such defaulters through the Money Claim on Line system.

**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.

No 6 Welcomes Rd before the Brilco development



A small delivery to Cumnor Rise by Brookworths



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Uplands Representative Michael Lott

Other useful contacts:

Councillor Steve O'Connell Mobile 07760 310686.

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**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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