



WELCOMES & UPLANDS ROAD ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD IN KENLEY MEMORIAL HALL ON TUESDAY 16th May 2017 at 8:00 pm

Chairman's Opening Remarks

The Chairman welcomed the residents present and thanked them for attending.

Apologies for Absence

Apologies were received from Peter Bertorelli, Peter and Betty Runacres, Simon Hunter and Rachel Dickson, Pete and Jenny Davis, John and Christine Carr and Derek Jenkins

In attendance

Committee: Colin Brown (Chairman), Richard Russell (Secretary), Janice Scully (Treasurer), and Michael Lott (Uplands Road Representative), Stuart Prior (Lower WR representative) and Robin McCallum.

2013	2013	2014	2014	2015	2015	2016	2016	2017	2017
34	27	12	9	13	9	18	14	20	16
Resident	Households	Resident	Household	Residents	Households	Residents	Households	Residents	Households

Quorum 10 voting members (paid up). One vote per household.

A warm welcome to Mr and Mrs Yelland 48 Welcomes Road and K and B Beswick, 4 Maryhill Close who have recently moved to the area.

Minutes of the Last Meeting

The Minutes of the Annual General Meeting held on 10th June 2015 were adopted.
Proposed by Robin McCallum and seconded by Les Nuttall.

Matters Arising

Legal representation: The Chairman mentioned that we have found Matthew Jenkins at Streeter Marshalls willing to advise on legal matters concerning privately maintained roads and he has produced a letter explaining the rationale for all frontagers to pay towards the upkeep of the roads whether obligated to or not in their title deeds or if they live in spur roads when their only access is via our privately maintained roads.

Levy defaulters: We will also be seeking advice on making on line claims against members who are defaulting on levy payments. There was unanimous agreement that such people should be pursued through the courts whatever the potential cost to paying members and allowance has been made in the 2017/18 budget for this. That the mostly voluntary members of the Committee should have to become debt collectors because of non payment of the modest annual road levy reflects poorly on the non payers.

Chairman's Report

6 WR: This house has been sold and 6a remains on the market. The £4,000 road levy due on these properties is expected to be paid on the sale of the second property if not before.

7 WR (sub division of 22 Kenley Lane): The build has progressed well during the year. There seems to be a small planning issue to be addressed before the property can be put on the market. The developer has paid £1,000 road levy up front and another £1,000 is due on sale of the house. **Sec and Chairman to monitor collection of balance due.**

57 WR: Because of a way leave issue on the drainage the development of the plot seems to have stalled. However since the meeting and on 17th May 2017 another planning application was lodged for 7 flats supported by a new Design and Access Statement which goes into some detail on why this development should go through. The Secretary has already been in touch with Geoff James on how best to deal with this application and an email sent to residents. Hard copies will need to go out with the next Newsletter. It may well have been resubmitted on the basis of an indication from the Planning Committee that it will be approved but say cut to 5 flats as a sop to residents.

Developer Road Levy: This was set at £2,000 per house and for the time being will remain at this level. There was general discussion (David Rundle 1MHC) about the apparently modest charge. Last year we booked £9,100 from this source. A further £7,000 is expected from developers in 2017/18.

Mr Page 6WR mentioned that the road had been satisfactorily repaired by the developer after completion of the 2 houses. (Sec has noticed some depressions along the edge of WR at this location)

Road sweeping and drain clearance: We now use Tandridge District Council contractors to do this job and have been impressed with their work. Cost £2500 for 2 sweeps and drain clearance. Mr Vucinic 27WR thought the cost was rather high and could we give plenty of notice by email and on the web site of sweeps so that leaves on the banks along the road can be swept down for sweeping up by the lorry later? Leaves from gardens are not to be included. The local Council or their contractors may assist with sweeping as long as we pay for the service. However there is more on this topic under flood issues further on in the minutes. Mr Page 6WR mentioned that he thought a sweep of WR was needed now. **Sec/Chairman to action.**

Parking issues in Uplands Roads: The unreasonable and obstructive parking by a particular resident is a constant and continuing problem for neighbours. In one instance the refuse lorry declined to enter Kearton Close because of obstruction by a vehicle illegally parked on a road junction. Reports are being made about such parking to the DVLA, the local Council and the Police from time to time. Also an abandoned untaxed silver vehicle has been reported by WURA in the expectation that it will be removed in due course. Further investigations with the Council are being made in respect of other measures that might be taken including employment of private parking enforcement companies. It was commented that this was something Steve O'Connell might be able to help with. The Secretary has already written to Head of Streets re painting yellow lines on the junctions and a response is awaited. **CB to provide new link to Council.**

Uplands Road/Welcomes Road junction resurfacing work: This work was successfully carried out during in 2016 and is holding up well given the load from turning HGVs in particular. The cost was partly covered from the developer levy income received in the year meaning that reserves did not suffer unduly and remain just short of £100,000.

Proposed road works:

Allfreys have given indication costs for 3 options for Welcomes Road- all prices include VAT at 20%

1. A single coat surface dressing £45,120 or c£53,000 in year 5 @ 4% per annum- unlikely to be suitable
2. Double coat surface dressing £75,360 or c£89,000 in year 5- Consultant considered this process fit for purpose
3. Plane off and resurface with 35mm of 10mm stone mastic asphalt (SMA) £121,920 or c£143,000 in year 5 based on inflation at 4% per annum in line with the guidance provided by Allfreys.

In terms of Professor Walsh's review dated 3rd June 2016 Uplands Road surface has a tired appearance and Welcomes Road, whilst there was significant loss of the dressing done in 2012, is well sealed and fit for purpose for another 3 to 4 years providing potholes and edges are filled promptly to keep water ingress to the minimum.

A formal quote will be sought from a contractor recommended by Prof Walsh for the micro asphaltting of Uplands Road. **Sec to action.**

Pat Magnus 120WR asked how long option 2 would last and it was suggested by the Chairman likely to be 7/10 years.

It is intended to seek feedback on these options from members when the next Newsletter is circulated and the Committee will use the information received in considering which process to adopt when the time comes and how the work should be paid for. **Sec to action**

There is always a risk of a more rapid deterioration of Welcomes Road depending the how harsh the intervening winters are and this will obviously have an impact on expenditure and the possible timing of any major works.

Proposal to raise the rate of road levy by 20%: Although the Committee is well aware that a 50% increase was fairly recently implemented it is necessary to ask for a further raise now to make sure that funding is available in 3 to 5 years time to both micro asphalt Uplands Road and resurface Welcomes Road. The costings and projected inflation rates were given to us by Allfreys only very recently so the Committee have not been able to table a fully reasoned project paper in time for the AGM though on reflection it is too early to address this anyway. However from the numbers given by Allfreys, and these exclude costings for Micro Asphalting UR as it is not a process they offer, it is clear that without a 20% increase now, in 3 to 5 years time when the work is required there is a risk that there will not be sufficient in reserve to pay for the work. The Chairman expressed the view that going to residents for a lump sum at a time when work has to be done, is likely to prove difficult. Instead an increase of 20% starting in 2018/19 will reduce the risk of problems when funds are needed.

In the past it has been pointed out to members that in 1984 £60 which was a levy rate held down until 2 years ago would need £134 today to equate to 1980s purchasing power. Even with the latest 20% sought the levy for a band H property, the most expensive, will still only be £130.

The proposal to increase the road levy by 20% from 2018/19 was passed unanimously along with a second resolution to permit triennial reviews.

Road levy table:

Band D	£54	Current rates	£65	New rates from 2018/19
Band E	£66		£80	
Band F	£78		£94	
Band G	£90		£108	
Band H	£108		£130	
Spur roads	50% of the above		20% increase wef 2018/19	

Mr Vucinic 27WR asked that a cash flow projection with the assumptions on what it is based be provided with the proposals for the roads. It was confirmed that such projections would be provided at the appropriate time though one is available now on request.

ML (Committee) mentioned that the numbers had also been indexed at appropriate rates in a 'ball park figure' table he had created. He also reminded meeting about extra damage from salt in harsh winters.

Chairman opened the floor for comments

Les Nuttman 23UR noted the surplus of only £2,425 in the 2016/7 accounts and the potential negative impact on the build up of reserves. It was pointed out that the surplus was unusually low in 2016/17 due to the £16,000 spent on the UR/WR junction.

Peter Darnell 33WR wants kerbing installed along WR. This effects movement of surface water and opinion is divided amongst residents. Current policy is for frontagers to pay for their own kerbing subject to consulting the Committee on what exactly is to be done and to determine how such kerbing would effect other properties 'downstream'.

Ray Eccles 70WR wondered why if residents in spur roads pay (50%) to use WURA maintained roads Zig Zag Road residents cannot be included bearing in mind that many in the lower end of ZZ constantly use WR. Chair felt that to make them paying members might lead to an obligation to pay for the upkeep of ZZ which given its problems would not be a viable proposition.

The spur roads have no option but to use WR/UR and are Council maintained unlike ZZ which costs the frontagers to maintain. RR mentioned that ZZ is a connecting road from Abbotts Lane and appears on HGV satnav driving directions. It thus carries a lot of traffic including HGVs destined for WR. This significantly differentiates ZZ from other cul de sac spur roads which offer nothing to WURA members bar a small road levy. Some of them still decline to pay the full amount due anyway.

Secretary explained to the meeting that recently about £25k has been raised to stabilise ZZ using a cement based system, a bank account opened with Lloyds Bank and a road association called Zig Zag and Leacroft Association with rules based on WURA's constitution. In the long term it is hoped to keep ZZ in better condition and some WR frontagers might find themselves driving along it from time to time. It was commented from the floor that as a footpath WR happily does not appear on satnav software driving directions though obviously it is on the map. An attempt will be made to get ZZ removed from HGV satnav software as a viable route.

David Rundle (1MHC) asked about levy arrears and Simone Drive and was advised by the Chairman that No 4 and 5 SD are declining to acknowledge any communications with WURA in spite of running more than one car per house. The issue of arrears in respect of 28a UR is being addressed unless of course the current levy invoice and the arrears are settled very soon. **Sec to action**

David Hayward 58WR mentioned the opportunity to collect arrears that sometimes arises when properties change hands. Sec confirmed in some cases this has happened. We have found the occasional new owner(s) kind enough to settle the arrears on a goodwill basis.

Pat Magnus 120WR asked about changes in ownership in SD having had some dealings with the original residents when they disputed the need to pay a road levy. The current situation was explained.

Mr Vucinic 27WR felt that we should only offer 2 viable choices for rehabilitating WR when we go out to residents. That is the 2 coat option and the planing to 35mm depth of 10mm SMA on the basis that one coat of spray and chip is not likely to last very long if it works at all. **Committee to consider this suggestion.**

CCTV system: The Secretary read an email from Peter Bertorelli 25WR which suggested that following an aggressive burglary, members should consider putting in CCTV covering all the access points in UR and WR. It was agreed that the Committee would look into this with Peter. There was discussion about the legality of installing cameras on Public Highways without official permission. It is assumed that Peter will investigate the cost and how the cameras are monitored, maintained and powered on the Webb estate. 27WR was willing to have a camera on his land in need. Also supported by WR6, 27, 63 and 70. **Sec to liaise with PB**

Surface water: PB also raised the issue of the surface water that spreads across WR from 27WR downwards making life very difficult for pedestrians especially when cars are trying to pass. There is no dry walkway for pedestrians and limited refuge points for them.

The Committee is sympathetic **and will have a suitable contractor investigate** ways of redirecting flows into the existing gully. ML mentioned his discussions with the Council on flood issues covered later in these Minutes. The Greenwoods 54WR also said water spreads across the road near them instead of staying to one side. Brian Page 6WR noted that some of the speed humps are adversely affecting the flow of surface water and need modification.

Road levy: PB feels 20% is too much in one bite to be readily accepted by all members but by the time the email was read to the meeting the 20% increase effective from 2018/19 had already been agreed based on the arguments put forward by the Chairman. Peter personally recognises the need for a substantial increase and was not opposed to it.

Secretary's report:

New residents: Welcome letters sent to 2KC, 13KC, 4MHC, 10UR, 29UR, 31UR, 18WR, 20WR, 30WR, 48WR, 56WR. Brian Page who moved to No 6WR from further up the road was disappointed not to get a welcome letter! 12 house moves and already more in the pipeline in 2017 inc 2 and 5 MHC (David Rundle)

A list of developer levies received totalling £9,000 was read out.

Houses served 225 including new houses at 6a WR, 7WR, 40 and 40aWR, CUMNOR 4,5 and 6, and corner Simone Drive.

Email addresses: 172 (154) with c20 being bounced due to errors. 6 residents have specifically asked for hard copies of material coming from the Committee.

2 x Newsletters written with the Winter NL now being called the Spring NL to help lift members' spirits in the winter months.

Email traffic: 1500 similar to previous year. Traffic to WURA web site Jan to Dec 2016- 19120 hits and 4788 hits so far in 2017.

Asus laptop used by Chairman when covering for Secretary's absence on holiday.

Report by Secretary on Zig Zag Road stabilisation: The road works in ZZ are scheduled for July 26th to 30th when the road will be closed for much of this time to allow the cement to cure and to get the best possible results. ZZ and Leacroft cars will need to be parked off site over this period and if any **WURA members can offer parking space in their drives it would be much appreciated.** The Committee has agreed to some parking in UR but beyond Cumnor Rise to avoid impending site traffic.

Flood and drainage report from Mike Lott (Uplands Committee): ML has been liaising with the Council for many months mostly through the Senior Drainage Engineer at LBC, Daisi Osibona. He was invited to come to the AGM but declined. The Chief Engineers report is being processed and a larger report on the A22 flooding of 2014 is on hold. The Department of the Environment consultants report included construction of several soakaways along WR and a large holding pond. It is felt unlikely that this will ever materialise so do not throw away your wellies. However there is a glimmer of hope that the Council might include drain clearing along WR if not regular sweeping (even if we have to pay) as without the latter the drains block up almost instantly with with leaves, gravel and other debris when it rains.

Treasurers Report.

Reserves are just short of £100,000 but we are only able to earn 0 .05% p.a interest on this money. Regarding levy arrears invoices are regularly sent to late payers and the next lot will go out after the end of August when most standing orders are paid. This is a historical situation from the practice of implementing levy changes immediately after the preceding AGM in say June. Now invoices are sent out in April/May each year with standing orders being paid as usual on or around 1st August. Chaser letters attract an admin fee of £15 but these are only sent after 3 invoices have been sent out. Should residents receive invoices by hand or by post and would prefer them by email, please email Treasurer or Secretary so that our records can be updated. (Recently about 20 invoices had to be posted because the email addresses we hold are incorrect in some way.)

The budget forecast for 2017/18 suggests a surplus of about £10,000 achievable even after allowing for legal expenses of £3,000 and road maintenance costs of £10,000. It is hoped that savings can be made on the latter by using cold fill to mend potholes. **Jennings Surfacing 01372 383311 who have been operating in the area recently indicated to Stuart Prior that they may be able to assist and Mr Scully is also likely to be able to do the work.**

The budget projection for 2017/18 assumes further income of £10,000 from developer levies.

The Chairman thanked Gary Lowe for once again auditing the accounts and the meeting voted approximately £90 to purchase wine for Mr and Mrs Lowe's wine cellar.

Election of Committee.

The following offered themselves for re-election:- Chairman: Colin Brown, Secretary: Richard Russell, Treasurer: Janice Scully, Committee member for Uplands Road: Mike Lott, Committee Member: Robin McCallum and Committee Member for lower part of WR: Stuart Prior. Mr McCallum offered to stand down again if anyone was willing to take his place. No one came forward at the meeting.

Proposer: David Rundle
 Secunder: Brian Page

The Committee Members were returned unopposed

The Chairman mentioned that a new Committee Member still welcome. He also recorded his welcome and thanks to Stuart Prior for taking over from Ian Dixon at short notice. The meeting would like to record Ian Dixon's period of service to the Committee and to wish him well in the future.

Stuart is your first port of call if you live in the lower part of WR and Mike Lott for Uplands Road residents.

Any other business.

Pat Feeney 98WR mentioned that the white line painting down last year seems to be fading already.

In the context of controlling long term and obstructive parking in the roads it was asked from the floor why WURA cannot obtain proper title to the roads. The Chair responded that with ownership (also what legal entity exactly would own the road) there are new risks and potential liabilities even if we could establish the party or parties to acquire the road from. The legal costs involved could be substantial just trying to trace ownership.

David Rundle 1 MHC Asked about Buxworth Homes Ltd who are building 2 new houses on 40WR. Chair confirmed that BHL have paid the £2000 developer levy due up front and the balance of £2,000 will be paid on sale of the 2 new houses.

Rick Harding 43WR. Recently he had a knock on his door from a coloured lady seeking taxi fare. This scam already advised in detail to residents from the police report. Also 2 men wanted to check the solar panels without prior appointment. It seems advisable not to deal with cold callers at any time.

ML also reported a caller at his property at 21.00hrs recently. **Sec to advise members.**

RH 43WR also mentioned that in conversing with an Open Reach engineer he learned that for about £200 per house it would be possible to run fibre optic cable all the way up WR. Chair advised that some research had already been done and the problem has always been the inability to get everyone to sign up. Sec also mentioned that he had sought advice from a senior person at BT HQ who advised that BT are rolling out improved connections in line with pressure from Government to guarantee minimum speeds of 10mbps countrywide. Already quite a few residents in WR are getting 20 to 50 mbps. No reason though not to keep the idea under review as fast internet adds to the value of homes in the road. Speeds in parts of UR seem quite high already.

Closure of Meeting.

The meeting closed at about 9.45 pm with thanks from the Chairman to the residents who attended the meeting and for their valued input.

David Rundle from the floor kindly proposed a vote of thanks to the Committee for their continuing hard work for the residents.