

## IMPORTANT NOTICE: ROAD CLOSURES IN AUGUST. WELCOMES ROAD

Our chosen contractors, J.C Allfrey Co.Ltd are going to be working in 3 areas of Welcomes Road during August 2019 The plan is as follows:

1. Probably in first week of August surface dress 650m2 from 41 to 50 Welcomes Road. 1 to 2 days
2. Resurface with DBM 126 to 159 Welcomes Road. This work may take 3 days including curing time for DBM and excavation to deal with spring water undermining surface.
3. Regularise and resurface the road from 9 to 19 Welcomes Road with DBM. 2 to 3 days

The road will be closed except for access when these works are being carried out. Driving on the road before it has 'cured' will reduce the life of the surface.

### Chris Philp MP

Mr Philp has been steadfastly supportive of efforts to save this part of Kenley from overdevelopment and written some very good letters to the Planning Committee objecting to the plans for flats in Welcomes Road.

His objections however like everyone else's have been ignored by the autocrats running the Council. To counter this concentration of power in the hands of a few people at the Council Mr Philp has launched a petition to create an elected mayor for Croydon to take over the role of the Council leader.

Please go to <https://www.surveymonkey.co.uk/r/CroyDEM> to vote.

**Kenley Community Plan:** Next meeting Wed Sept 11th 3 -7pm at Kenley Memorial Hall  
The online survey and map can be found here: <https://kenleycommunitymap.commonplace.is/>

### An inspiring story from Lois who cares about the place she lives in and the scourge of littering:



Lois collects litter in WURA area

**Lois's story:** Lois was inspired by the Coulsdon Common Charity operating a litter picking day at Kenley airfield. So much so that she purchased a litter picking tool with her own pocket money. It is her enthusiasm that has inspired her family to regularly go out litter picking in and around Kenley, focusing, mainly, on the Zig Zag, Welcomes and Uplands roads. It takes about an hour to do the lap and resulted in about 9kg of litter being collected. The family hope that in time they will have cleared the long-term litter and just be focusing on the more recent discards making the environment more pleasant and safer for the inhabitants and residents.

For those that are interested, a pair of good quality litter pickers are £18.99 on Amazon. 2PCS Folding Reacher Grabber, Scoolr 32'' Reaching Aid Tool Ergonomic Lightweight Reacher Grabber Tool Long Arm Reaching Claw Trash Pickup Tool Hand Grabber for Disabled. There is a lot of advice in the latest Kendra email about litter picking advising on what to wear... thorn proof gloves, long sleeves and trousers, high vis jacket etc.

Anyway Lois the WURA Committee and membership very much appreciate what you are doing to keep the neighbourhood clean.

#### Your committee

Colin Brown (Chairman)	020 8668 2101	colin.brown301@btinternet.com	Michael Lott (UR) 020 8645 9234	treeops5a@btinternet.com
Jan Scully (Treasurer)	020 8660 1699	treasurer@wura.org.uk	Robin McCallum (WR) 020 8763 2738	robin@wanaka.myzen.co.uk
Richard Russell (Secretary)	020 8668 7293	weluplandsroads@aol.com	Stuart Prior (WR) 020 8668 9534	stuart.prior@hotmail.co.uk
		Dr Marion McKelvie (WR)	marion@streamlet.co.uk	

Other useful contacts: Councillor Steve O'Connell Mobile 07760 310686. Email: [steve.o'connell@croydon.gov.uk](mailto:steve.o'connell@croydon.gov.uk)

Councillor Jan.buttinger@croydon.gov.uk

## IMPORTANT NOTICE

VISIT OUR WEB SITE: [www.wura.org.uk](http://www.wura.org.uk) (being rebuilt later in 2019 in house)

NEWS updates and key dates 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

[weluplandsroads@aol.com](mailto:weluplandsroads@aol.com) or phone 020 8668 7293

Page 4



# 2019 WURA SUMMER NEWSLETTER

WELCOMES AND UPLANDS ROAD ASSOCIATION [WWW.WURA.ORG.UK](http://WWW.WURA.ORG.UK)

**ROAD WORKS: WELCOMES ROAD WILL BE CLOSED AT VARIOUS TIMES IN AUGUST**

## CHAIRMAN'S COMMENT

Since the last Newsletter we have had two visits from Allfreys to obtain quotes to deal with Welcomes Road's most urgent problems. We also discussed the most cost effective way to refresh the surface of Uplands Road.

On the most recent visit by Allfreys people we were caught in a brief but heavy storm so they were able to observe the flooding problems at the Kenley Lane end of Welcomes Road first hand. It was clear that some of these problems have been caused by owners modifying their drives where they join the road. Where there is flooding of gardens on the odd numbered side of the road this could be prevented by making some minor alterations to the entrances to the respective drives. We are contacting the members concerned.

At the AGM we were urged 'to get on with it' and we hope that you will see some changes by the end of the year. The process of 'getting on with it' of course takes time. Members who attended the AGM on 4th June also voted to resurface the length of Welcomes Road using dense bituminous mastic (DBM) avoiding the spray and chip method which was unsuccessful in 2012. A funding projection for both DBM and Surface Dressing will be sent out to members for further consultation. In the long run DBM should reduce the cost of mending pot-holes and release funding to deal with Uplands Road. Depending on the desired time frame it might be necessary to raise a one off levy to fund a 100% DBM surface.

Regarding the actual road works, in August/September Allfreys will employ a 40mm thick layer of DBM between 126 and 159 Welcomes Road and carry out any extra work needed to deal with the underground spring that is undermining the road at this location. The polished surface on the bend near 56 WR will be resurfaced with spray and chip to test how durable it is when properly applied. A section from 17 to 19 WR will be re-profiled and DBM laid from 9WR to 19WR. The cost of the work will be in the region of £80,000. Kirtasha Stone have been requested to mend pot holes not covered by the Allfreys work.

Page 1

Cont.

I commented in the last Newsletter about the over development being imposed on Welcomes Road by the Council and cheer led by Central Government who seemingly are rewarding the Council for their destructive work, much of it carried out in bad faith. I mean by this that the Council are approving intensive use of so called brown field/windfall sites fronting Welcomes Road, which are well outside the agreed Focussed Intensification Zone (FIZ) around Kenley Station. The insensitive unrealistic eco driven (bike sheds and little or no delivery/visitor car park space) development now being approved in Welcomes Road is going to make moving around difficult for everyone including the new flat dwellers. I notice that the A22 is becoming clogged with parked cars in the Whyteleafe area as the new flats there become occupied. There is near anarchy outside Hayes Lane Primary School at drop off and pick up times and this is just where 2 new blocks of flats are to be built.

### The current developments are as follows:-

32 Welcomes Road 9 flats. Recently granted in spite of a vigorous campaign against by the neighbours. Aventier Landbank

36 Welcomes Road 8 flat conversion. Bruce Birkett. Under construction. More on site parking promised.

56 Welcomes Road 9 flats Mrs A Chadda. A particularly unpleasant looking overbearing building awaiting planning permission. A decent bungalow will be demolished to make way for this development. Objected to in very strong terms by our MP Chris Philp.

57 Welcomes Road 7 flats. Regal Properties. Under construction.

35 Uplands Road. Withdrawn and plans under review in consultation with us before resubmitting.

1 Kearton Close Withdrawn.

All these developments, apart perhaps from the flat conversion at 36WR, overdevelop each plot with inadequate on site parking. Site traffic is damaging property and sometimes obstructing through traffic.

Cont Page 2

**Parking controls:** As a result of the problems thrown up by these flatted developments I have been in discussion with the Council about installing Council Enforced parking controls. The implications of such measures are being assessed by the Committee. Our current plan is for No Parking signage to be erected and then to monitor the effect for a period. If problems persist then Council enforced parking will be introduced and all cars found on the road during a visit by a traffic warden will be penalised. The Council are now recommending that developers use their verge to create 1.5m relief bays.

**Unsafe trees:** We are in dispute with City of London Corporation about ownership of verges fronting Welcomes Road and in particular the 9 chestnut trees on their verge which are a threat to public safety. We have reported the matter to our insurers. A letter addressed to the Town Clerk and Chief Executive re-affirms, that unlike other frontagers, C of L will not take responsibility for their verge near Royal Lane nor pay the £6,000 needed to make the trees safe. Also floodwater from City Of London woodland is damaging the road. Given that we are on notice of the dangerous condition of the trees we are going to have them made safe. We intend to seek compensation from C of L as there are sound legal arguments for them to pay for the work.

**Fly-tipping:** There was a fly-tipping incident on Uplands Road on 6th July 2019. The rubbish was removed very promptly by the fly-tipping team. Private CCTV has been checked and the tipper truck was in the road at 47 minutes past midnight but the number plate was unreadable.

Please report fly-tipping to Croydon Council on 020 8726 6200 for fly-tipping on a public highway or 020 8726 6900 for fly-tipping in a park or open space. Email [flytip@croydon.gov.uk](mailto:flytip@croydon.gov.uk). The council will remove any rubbish as soon as possible. In the past the council has examined dumped rubbish with a view to prosecution. If you know who did it, or have a vehicle registration number, please report the fact. CB

**NEW BUILDS:**

**1a Simone Drive.** The new build at 1a Simone Drive has been completed and sold. The new owners are expected to move in shortly.

**17 Welcomes Road** The scaffold has been removed to reveal a rather different looking house to what was there before and it is larger.

**36 Welcomes Road.** The developer has now received permission to build an 8th flat in this conversion of a large Victorian /Edwardian house to be called Barrington Manor. The flats may be ready for sale at the end of the year. There have been no problems so far with payment of the HGV levy and the conduct of the build though not without problems is being resolved in a cordial manner.

**57 Welcomes Road** The developer, Regal Properties, has been exemplary in their dealings with us although there have been the inevitable complaints when the road has been blocked by an HGV collecting or delivering. The house has been demolished and the site excavated. A relief bay has been created to facilitate vehicle movements given the narrowness of Welcomes Road at this location.

**1 Kearton Close** There is no more news on this possible development since the application to build flats was withdrawn.

**NEWS AND COMMENT FROM OUR MEMBERS SINCE LAST NEWSLETTER**

1. One member commented adversely on the condition of Welcomes Road. The road may not look very good but is in fact basically sound as confirmed by a road consultant though with the caveat that there is no formally built sub base. The speed humps are there to deter cut through traffic.

2. The recent fly-tip in Uplands Road has re-generated requests to install a professional CCTV system covering the entrances. A survey was done 2 years ago but the installation cost quoted of £14,000 and an open ended maintenance cost plus privacy issues involving the Data Protection Act, Human Rights Act and General data protection regulations led to the project being shelved. The hardware and power supply require hosting by members living near entrances. In the meantime we believe the best course is to rely on members private CCTV which can help in identifying criminals. Fairly inexpensive domestic systems now provide good quality images if the cameras are kept clean.

Although the Committee is unwilling to assume liability for breaches of privacy law certain members are convinced that professionally maintained CCTV will reduce crime in the area, so fresh quotes are being obtained for the best affordable system. This will mean further costs for members if CCTV is voted for.

A member suggested asking for police CCTV cameras to be installed but it seems improbable that our roads would be a priority for them. We will ask though.

**Increasing crime in the area:** On the same night (3 am Saturday 6th July) as the fly tip a car parked in a drive off Welcomes Road was broken into by 2 youngish white men, one wearing a black beanie, at about 3am and a lap top stolen. A Jack Wills bag was also taken which if you find it please hand it in to the Secretary WURA or Chairman. Also please check your own CCTV for any clear images of the thieves and fly-tippers. There were also 3 other attempts to break into cars on the same night. The following night an empty house in Welcomes Road was broken into by smashing a window, suggesting some inside knowledge. All these incidents have been reported to the Police who promise to step up patrols in the area.

Another member reported a recent visit by the police to a neighbour's house because a scammer had been reported attempting to persuade one of our members to hand over a credit card and was going to visit the 'victims' house to collect it. The police were there to arrest the scammer who as far as we know never turned up.

**These are good reasons for keeping in touch with what is going on by giving the Secretary your email address. You will then get all the latest warnings about crime/scams in the area and road works. We are still short of about 60 email addresses and there are some which no longer work. The administration of WURA (by volunteers in the main) is very time consuming and having an working email address for every member makes our job easier and reduces the need for paper and printer ink, the latter being very expensive.**

**FINANCIAL SITUATION:**

Reserves £158,455 (c£142,000) includes HGV levies £15,500 paid since January 2019.

2019/20 member road levy collected to May 2019 £7591 (£20,288 ). Unpaid levy but due in coming months £15,899 (£2904) - may SOs still pay in August each year.

**PAYING THE ROAD LEVY** If you pay by **Standing Order** please amend your annual payment to reflect the current rate. The new rates applicable are listed on the next page

**ALSO please change the payment date of your standing order to April each year** (currently it is 1st August) and ensure that your standing order and any online payments are marked with your house number and name of road (ie WEL... or UPL... etc) for identification purposes on our bank statement. These amendments can be completed either online or in branch.

**ROAD LEVY RATES EFFECTIVE FROM 1st APRIL 2018 due to rise in 2020/21**

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: Road levy arrears need to be declared on Form TA6 when you sell your house on the basis that you are in dispute with WURA over non payment. Invoices are issued annually to reflect such arrears and may include penalty charges and interest.