



KEMNAL RESIDENTS ASSOCIATION

Newsletter Summer 2023

**Our 2023 Annual General Meeting will be via Zoom
29 June at 7.30pm**

It is still not possible for us to use Willett House as a venue for our AGM and other venues are not easily accessible to all residents. We have used Zoom successfully for the past three years and we will do the same this year.

Log in details: Meeting ID: 821 0048 5990 Passcode: 862736

Kemnal Road is Your Road

The residential part of Kemnal Road, (between Ashfield Lane and the entrance to Foxbury) is unadopted by the Council, and its maintenance (including the verges and footpath) is entirely the residents' responsibility.

The Kemnal Residents' Association was formed in the 1950s, its members being all residents of Kemnal Road and its side roads. Articles of Association dated 1996 now govern its activities. It is managed by a committee of volunteers, elected annually by the members.

The Committee acts on behalf of all residents, its prime aim being to maintain Kemnal Road in good condition. As you will know, there are many other unadopted roads in Chislehurst which are in a very bad state. **It is vital that we maintain the reserves necessary to keep our own road in a good state of repair.** In order to have the funds to do this, the Committee calculates the subscription required from residents for the road's upkeep. The subscription level is agreed annually at the Association's Annual General Meeting.

How to keep in touch throughout the year

Website – www.kemnalresidents.org

Facebook private group – Kemnal Road Chislehurst

Email – comments@kemnal-road.org.uk

Neighbourhood Watch - become a member and receive regular updates - email our co-ordinator, Lin Linbury L.limbrey@virginmedia.com

To report **fly-tipping**, contact Bromley Council using Fix My Street

To report **anti-social or criminal activity**, contact the police at Bromley Police Station, High Street, Bromley BR1 1ER, tel. 020 8721 2612, e-mail: Chislehurst.snt@met.police.uk and copy the KRA committee and our local councillors at www.chislehurstmatters.com

We comply with the UK's data protection regulations.

Annual report to members 2022/23

Road Repairs

During the autumn of 2022, damage to the road surface opposite Acorn Close rapidly worsened. The committee authorised investigative work, which quickly showed that rainwater drains under the road had collapsed, leading to erosion of the sub-road soil which in turn resulted in the surface damage. Further investigation showed that the drains dealt only with rainwater from the road; no connections from any houses or apartment blocks were found. As a result, Thames Water refused to accept any responsibility for the repair. The committee considered a number of options and agreed that it would accept a quotation from Dukes contractors to repair the damage. The repair was completed in April 2023, at a cost of £18,843.



Verges

Issues with maintaining a good quality of roadside verges continue, given recent years' weather patterns and increasing tree shade. Possible remedies are being considered by the committee.

Your water rates

Since we now know that no household is connected to the road drainage for surface water, we can advise all residents that they may be entitled to a rebate from Thames Water. **Please check on page 3 of your latest Thames Water bill to find out how much you could save each year.**

Gardening and leaf clearance

Given the volume of leaf fall each year in the road, and the costs of recycling the leaf collection, this remains one of our significant items of expenditure. Our current contract with Arcadia for leaf clearance and other 'gardening' services is now some years old and is being reviewed.

Amenity Strip

The wooded area between The Coach House and Ashfield Lane is administered by 4 Trustees, who are also KRA Committee members. At the 2015 AGM, members agreed to contribute up to £1,000 per year to allow the Trustees to carry out essential safety work to trees and bushes encroaching onto the roadway or posing a hazard. As the planting and landscaping undertaken in 2020 at the end of Kemnal Road continues to mature, so less work is needed to maintain it. As a result, exceptionally, we have not allocated any sum to the upkeep this year.

Last year's AGM agreed to install a new bench in the Amenity Strip as our contribution to the late Queen's Platinum Jubilee celebrations. It appears to be well-used by residents and visitors.

Ashfield Lane

Sadly there has been no response from Bromley Council with regard to the speed of traffic on Ashfield Lane as it crosses Kemnal Road. The recent proposal to install brick pillars and fencing outside 16 Ashfield Lane has renewed calls for some action at this junction, and we will continue to raise the matter with our councillors.

Planning issues

The committee continues to review planning applications that affect residents in Kemnal Road. During the last year, the most significant issues on which we have commented have been the proposals to redevelop 16 Ashfield Lane, and the possibly fatal damage to the cedar tree at Buxton Manor. Both issues remain open at the time of writing this newsletter.

Level of subscription

Our recent experience with the road damage caused by the collapsed drains has once again demonstrated the importance of building and maintaining sufficient cash reserves. Given continued increases in pricing for road repairs and other services, the present subscription level of £55 is now simply not enough to cover annual maintenance costs, let alone emergency work, and indeed we came close to running out of funds to pay for the drainage repairs mentioned above, with only £2,531 remaining in hand at the year end.

To assess the subscription now required, we have both taken advice on estimated future repair costs and also reviewed the annual subscriptions in other unadopted or private roads in Chislehurst and Bromley, many of which are very significantly higher than ours.

Taking into account these elements, **the Committee proposes a significant increase in the subscription level to £95 for 2023/24.** This is still below the levels of other roads and works out at £1.83 per week per household. We do not take this action lightly and indeed further future increases cannot be ruled out. But if we wish to ensure that the road remains in a condition acceptable to us all, it is essential that we build sufficient reserves to do so.

Given this and possible future increases, the Committee has considered whether to ask Bromley Council to adopt the road, thereby relieving residents from the costs of maintenance. However, it is clear that the Council would be likely to demand a large payment from residents based on their estimate of costs to bring the state of the road, footpath, verges and kerbs up to the required standard. Figures in excess of £300,000 were quoted in respect of enquiries from other roads. Any such cost would be allocated to and charged on individual households. We are requesting more information from Bromley Council on this matter, but in the meantime the resident subscription model will remain.

Demands for 2023/24 will be issued after the AGM and the Committee asks all residents to please pay their subscriptions promptly.



Officers and Committee members

Acting Chairman	Richard Perkins	Walden
Vice Chairman	Anthony Burrett	Nizels
Treasurer	Wendy Hadler-Cash	Mulbarton Court
Secretary	Peter Brogden	Hoblands
Committee members	Tony Allen	The Coach House
	Avril Greatrex	Trees
	Kinga Latte	Inglewood
	Lin Limbrey	Middlemarch
	Ian McAllister	Cascades
	Alec McTavish	Worsley Grange

David Viles, our Chairman since 2014, has moved away from Kemnal Road and resigned from the committee. Vinod Khanna, a committee member since 2015, has also tendered his resignation. We thank both for their time and effort in supporting residents of Kemnal Road.

We are pleased to announce that Peter Brogden of Hoblands has joined the Committee, and is now acting as secretary. Richard Perkins has agreed to act as Chairman for the purpose of the AGM. All Committee posts are subject to re-election annually at the AGM.

We would welcome new Committee members, particularly from the side roads which are currently under-represented. **If you wish to help keep Kemnal Road as one of the most attractive roads in Bromley, please contact us.**

Income and Expenditure Account for the year ended 5 April 2023

	2022/23	2021/22		2022/23	2021/22
Income			Reserves		
Subscriptions	12,655	11,335	Opening reserves	16,509	20,515
Bank interest	24	9	Deficit for the year	(13,978)	(4,006)
	12,679	11,344	Closing reserves	2,531	16,509
Expenditure			Represented by:		
Road/footpath repairs	18,843	6,537	Closing cash	21,446	23,046
Maintenance	6,755	8,473	Less unpaid creditors	(18,915)	(6,537)
New Bench	414	-	Closing reserves	2,531	16,509
Insurance	323	168	These are summary accounts. The full accounts are available on our website. Thank you to our treasurer, Wendy Hadler-Cash, and our Independent Examiner, Mr T.H. Meredith in finalising them. He states: "I have examined the records of the Association's Accounts for the year ended 5 April 2023 and I have found them in good order. In my opinion the above Financial Statement gives a fair view of the state of affairs of the Association as at 5 April 2023"		
Stationery, postate etc	242	144			
Administration	8	-			
Land Registry fees	72	28			
	26,657	15,350			
Deficit for the year	(13,978)	(4,006)			

Agenda for the Annual General Meeting, via Zoom, 29 June 2023

1. Apologies for absence
2. To approve the minutes of the last AGM held on 27 July 2022
3. Chairman's report
4. Treasurer's report
5. To approve the accounts of the Association to 5 April 2023
6. Election of Officers and Committee members and re-appointment of Independent Examiner, Mr T.H. Meredith
7. To confirm Road Fund contributions of a minimum of £95 per household for 2021/22
8. Questions & discussion

Images courtesy of Peter Brogden and Tony Burrett