

# **KEMNAL RESIDENTS ASSOCIATION**

## **2024 NEWSLETTER**

### **Meet in the Garden - Friday 28 June 2024 6-8pm**

**This year our annual meeting will be held in the garden of  
The Coach House, Kemnal Road**

**Meet your committee and neighbours over drinks and nibbles  
(provided by members of the committee)**

**Our AGM will take place during the course of the evening**

**Please let us know if you are coming**

**email: [agm@kemnalresidents.org](mailto:agm@kemnalresidents.org)**

### **Kemnal Road is Your Road**

Welcome to all residents, especially those who are new to Kemnal Road. The residential part of Kemnal Road, (between Ashfield Lane and the entrance to Foxbury) is a private road, unadopted by the Council. Its maintenance (including verges and footpath) is entirely the residents' responsibility.

The Kemnal Residents' Association ('KRA') acts on behalf of all residents, its prime aim being to maintain Kemnal Road in good condition. It covers its costs by collecting an annual Road Fund subscription from all residents. The committee has reviewed, as we must every year, the level of subscriptions required to meet our obligations.

Our financial reserves are still lower than we would like after last year's major expenditure but the current state of the road and footpaths is reasonably stable and we do not anticipate any significant expenditure over the next 12 months.

**We have therefore concluded that for 2024/25 we should retain our Road Fund subscription at the level set for last year of £95 per household.**



*This year's meeting will be in the garden of the Coach House, Kemnal Road, shown here.*

## Annual report to members 2023/24

### Road Repairs

Fortunately, there has been little need for further work on the road surface since the major water pipe repairs undertaken last spring.

The committee is aware that some road markings need to be renewed and work will commence in June. Please remember that solid white lines means 'no parking'.

### Gardening and Leaf Clearance

The cost of 'gardening' on the road - maintenance of verges and roadside edges and leaf clearance - remains our most significant regular item of expenditure. We have reviewed the costs of our current contractor against estimates received from other potential providers. He remains competitive and we have agreed to retain the current arrangements for next year.

### Planning Issues

The Committee continues to review planning applications that affect residents in Kemnal Road. During the last year, the most significant issue on which we have commented has been the repeated applications to erect fencing on the frontage of 16 Ashfield Lane. Concerns about road safety, and acceptable sightlines at the junction with Ashfield Lane are the key issues that we raise with Bromley Council.

### Amenity Strip

The wooded area between The Coach House and Ashfield Lane is owned and administered by four 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 and once again we have not allocated any sum to the upkeep this year. Trustees and committee members undertake maintenance from time to time at no cost to residents.

### Chislehurst's First Vineyard



*Home Farm has created Chislehurst's first vineyard, off the footpath east from North Lodge*

## Payment of Road Fund Subscriptions

Residents of Kemnal Road and the roads that lead off it have a legal responsibility to contribute to the costs of maintaining the road, along which all residents walk or drive. Some of these obligations are written as covenants in house deeds and others arise from local authority and historic practice.

The KRA was established in the 1950s to avoid residents having to take individual responsibility for repairs and maintenance, with the committee given responsibility by residents to act on their behalf, collecting subscriptions and managing expenditure as required. This has worked well for the last 70 years with residents paying the agreed annual subscriptions. Recently however, certain residents have tried to argue that they have no obligation to pay their subscription. A moment's thought shows how this is a slippery slope: for each resident who does not pay, there is a shortfall in our reserves, which may ultimately have to be made up by higher subscriptions for everybody. If this situation develops therefore, it could lead to the collapse of an arrangement that has served us very well for so long.

**It is therefore incumbent on us all to continue with our current arrangements and we ask all residents to pay their subscriptions promptly when asked.**

This whole issue arises because we are a private unadopted road. The committee has considered whether we could ask Bromley Council to adopt the road, but the costs to residents would be huge and, we think, unacceptable to residents.



### How to keep in touch throughout the year

**Website** – [www.kemnalresidents.org](http://www.kemnalresidents.org)

**Facebook** private group – Kemnal Road Chislehurst

**Email** – [comments@kemnalresidents.org](mailto:comments@kemnalresidents.org)

**Neighbourhood Watch** – become a member and receive regular updates; email our co-ordinator, Lin Limbrey – [L.limbrey@virginmedia.com](mailto: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](mailto:Chislehurst.snt@met.police.uk) and copy the KRA committee and our local councillors at [www.chislehurstmatters.com](http://www.chislehurstmatters.com)

***We comply with the UK's data protection regulations.***

## Officers and committee members

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
	Ed Firzgerald	Acorn Close
	Avril Greatrex	Trees
	Kinga Latte	Inglewood
	Lin Limbrey	Middlemarch
	Ian McAllister	Cascades
	Alec McTavish	Worsley Grange

We welcome **Ed Fitzgerald** to the committee; there have been no other changes since the last AGM. All committee members are subject to re-election annually at the AGM. The committee meets four times a year.

We would welcome new committee members, particularly from the side roads which are currently under-represented. **If you wish to work with us to keep Kemnal Road as one of the best maintained roads in Bromley, please contact us.**

### Income and Expenditure Account for the year ended 5 April 2024

	2023/24	2022/23		2023/24	2022/23
<b>Income</b>			<b>Reserves</b>		
Subscriptions	21,665	12,655	Opening reserves	2,531	16,509
Bank interest	7	24	Surplus/(Deficit) for year	14,821	(13,978)
	<b>21,672</b>	<b>12,679</b>	<b>Closing reserves</b>	<b>17,352</b>	<b>2,531</b>
<b>Expenditure</b>			<b>Represented by:</b>		
Road/footpath repairs	0	18,843	Closing cash	17,352	21,446
Maintenance	6,300	6,755	Less unpaid creditors	0	(18,915)
New Bench	0	414	<b>Closing reserves</b>	<b>17,352</b>	<b>2,531</b>
Insurance	260	323	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 2024 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 2024"		
Stationery, postage etc	143	242			
Administration	90	8			
Land Registry fees	58	72			
	<b>6,851</b>	<b>26,657</b>			
<b>Surplus/(Deficit) for year</b>	<b>14,821</b>	<b>(13,978)</b>			

### Agenda for the Annual General Meeting, 28 June 2024

1. Apologies for absence
2. To approve the minutes of the last AGM held on 29 June 2023
3. Chairman's report
4. Treasurer's report
5. To approve the accounts of the Association to 5 April 2024
6. Election of officers and committee members and re-appointment of Independent Examiner, Mr T.H. Meredith
7. To confirm Road Fund subscriptions of a minimum of £95 per household for 2024/25
8. Questions & discussion