



Your Chislehurst home

NEWSLETTER



Your road, your community

Annual General Meeting

To be held at **7pm on Friday 11 September 2026**, at
The Old Chapel, 3 Queens Passage, Chislehurst.

Vote on new entrance signage (see inside)

Hear from your Committee, see how your subscriptions have been used, and help shape the year ahead. **Please do join us.**

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 NOW ONLINE

kemnalresidents.org

Our new website is live. Explore the road's **750-year history**, the latest news, governance and residents' information, all in one place.



SCAN TO VISIT

DID YOU KNOW?

Kemnal Road began as an ancient woodland footpath. The estate belonged to **New College, Oxford** for nearly five centuries before Samuel Asser laid the first stones in **1873**. Thirteen grand houses soon lined it, home to bankers, judges and diplomats; one household kept a menagerie of **70 dogs and 16 monkeys**. A **Cold War bunker** still hides beneath the old Kemnal Manor estate.

More of the road's story at
kemnalresidents.org



hello@kemnalresidents.org

What we've been doing

Since last year's AGM, your Committee has:

- Repainted **road markings** and carried out **pothole and surface repairs** to keep the carriageway safe and passable.
- Progressed a major **drainage repair**. Three years ago we repaired a collapsed surface-water drain partway along the road. Heavy rain has since eroded the subsoil and a further section has collapsed to the north. Using the access point installed during the last repair, we have completed a **CCTV survey** and scheduled the works.
- Resolved to install **a new speed bump near Dickens Drive and to repair the existing hump outside Mulbarton**, by Duke's Contractors. Subject to planning approval, this is expected over the summer.
- Acted on early signs of **ash dieback** in roadside trees. With our tree surgeons we have taken preventative measures to limit its spread and make the affected trees safe.
- Continued regular **gardening**, verge cutting and leaf clearance, and reviewed **planning applications** with our local councillors on residents' behalf.

New entrance signage: have your say

The existing "Kemnal Road / Private Road" sign is looking tired. The Committee has prepared two visualisations to enhance the entrance, and the AGM will hold a formal **consultation and vote** on which, if any, to pursue.



A Brick pillars

A pair of brick piers with engraved name plates, flanking the carriageway and echoing the road's Victorian brickwork.



B Heritage sign

A single posted board in deep estate green and gold, set within the verge planting; quieter, and lower in cost.

YOUR VOTE

Both mock-ups will be on display at the AGM. **Come and tell us which you prefer**, or email your view in advance to hello@kemnalresidents.org.



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Our road, our responsibility

Kemnal Road is centuries old and, like any road, needs periodic resurfacing, typically every **20 to 30 years**.

A full resurface is a major undertaking, so we continue to build **cash reserves** to fund it, resurfacing **in sections over the next ten years** and paying as we go. This is why we run a healthy surplus. The household subscription is held at **£95** for now.

A LEGACY OF STEWARDSHIP

Caring for the road is a tradition here. Over a century ago **Sir Walter Murton** of Meadowcroft bought the **Amenity Strip**, a narrow band of land along the road's western side, purely to preserve its woodland character. Still held by trustees today, it is the same spirit in which your Road Fund maintains the road now.

Summary accounts 2025/26

	2025/26	2024/25
Income		
Subscriptions	23,135	22,725
Bank interest	230	165
Expenditure		
Road repairs	–	6,446
Maintenance	6,277	6,538
Tree surgery	1,440	–
Insurance & sundry	540	699
Surplus for year	15,108	9,205
Reserves		
Opening reserves	26,557	17,352
Closing reserves	41,665	26,557

Year ended 5 April 2026, independently examined by P. J. O. Grierson. Full certified accounts will be presented at the AGM and at kemnalresidents.org.



Charitable status

Our first application was **refused**. The Charity Commission found our objects were not *exclusively* charitable: maintaining a private road principally benefits its residents rather than the wider public, so it did not meet the public-benefit test. We have revised our objects around conservation, heritage and education, and **submitted a fresh application**.


hello@kemnalresidents.org

Officers & Committee

Chair	Richard Perkins	Walden
Vice-Chair	Kinga Latte	Inglewood
Treasurer	Wendy Hadler-Cash	Mulbarton Court
Secretary	Peter Brogden	Hoblands
Committee	Ed Fitzgerald	Acorn Close
Committee	Avril GreatRex	Trees
Committee	Lin Limbrey	Middlemarch
Committee	Ian McAllister	Cascades
Committee	Ben Hutchings	Coach House
Committee	Stephen Mothersole	Roses

Useful contacts

Website kemnalresidents.org

WhatsApp bit.ly/kemnalroad

Fly-tipping via Bromley's "Fix My Street"

Anti-social behaviour Chislehurst Police, 020 8721 2612

Councillors Cllr Alison Stammers, Cllr Mike Jack, Cllr Mark Smith

Stay in touch



WEB



TEXT



EMAIL

2026 waste collection

Collections are **every Tuesday on Kemnal Road**, alternating green and white weeks. Please present bins by **7am**.

☒ **Green:** tins, cans, glass & plastic ☐ **White:** refuse, paper & card ☐ **Food waste:** weekly

JANUARY

6 13 20 27

FEBRUARY

3 10 17 24

MARCH

3 10 17 24 31

APRIL

8* 14 21 28

MAY

6* 12 19 27*

JUNE

2 9 16 23 30

JULY

7 14 21 28

AUGUST

4 11 18 25

SEPTEMBER

2* 8 15 22 29

OCTOBER

6 13 20 27

NOVEMBER

3 10 17 24

DECEMBER

1 8 15 22 30*

* Moved to the Wednesday for a bank holiday. Dates from August to November follow the council's published calendar; other months continue the same fortnightly pattern. Please confirm festive dates nearer the time.



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