

The (Unmade) Avenue (BR3) Road Association Limited

Company Number 11959831

Resident Update March 2025 to April 2026

1. The Association

The Association is now 7 years old from when we carried out our first major repair in 2020.

In our annual residents' updates, for those interested, we invite Leaseholders/Freeholders living in the unmade part of The Avenue to apply to join the Board. To date other than one recent new Director the remaining three Directors have been in situ since the start or just after. We currently have four Directors.

The Association is a non-profit making company, and the Directors are volunteers with no remuneration.

The Association Articles state that Board members must be living in The Avenue. This ensures first-hand knowledge and continuity of any issues that might arise for the Board attention.

The Association Articles cover the maintenance of the road, not the verges. The road and verges overall remain the responsibility of the residents.

We welcome applications as a Director, or to assist us in some other way. You can apply through our email as shown.

The Association was set up so that there was a coordinated approach to the road repairs, reducing the safety risks generally for users and more particularly for residents using the road. We have covered many times the residents' responsibilities to maintain the unmade road under the 1980 Highways Act, The Highways Act, Government briefing paper and a legal view is on our website. We thank those residents who support and continue to pay their annual road fees.

We do not pretend that the road repairs are not challenging. It is a road without any foundations and the drainage is totally blocked. We review with the contractor material mixes, weather conditions on laying of the surfaces and we monitor what lasts. We are at a stage where we consider that we have a tested understanding of the road.

With the financial help of most of the residents we have achieved great strides in the maintenance and improvements of the road. (See under Maintenance).

2. Maintenance

Prior to the existence of The Association, road repairs were ad hoc and only in some parts of the road where a few residents got together to repair outside their boundaries.

The road was eroding to such an extent that the utility pipes did not have the required depth. Attached to this update is a reminder how the road was, and the full Safety Report undertaken at that time is on our website.

Since forming the Association Road Maintenance Programme there has been a substantial improvement in the road. We use a mix of asphalt and planings to do the work. The erosion has slowed and the road has been built up to a reasonable level, particularly in the centre, leading to a reduction in water supply leaks and other problems with the services. The road is now safer and there is a reduced risk of accidents for the residents. Though the main problem on deterioration of the surface is the speeding traffic of many delivery vans and lorries, there is the point that, the made-up road would last longer if the residents themselves slowed down and this should be made known to all users. It wasn't so long ago that the road had a speed limit of 5mph!

Given the character of the road, it will never be perfect and in fact, that might be a positive. There is no appetite from the Council or Freeholders to have the road adopted by the Council. The cost to the Council adopting the road and making it roadworthy is around £2.5 million of which 80% will be charged back to the residents, based on their frontage of half the road area and the Council would take a lien or guarantee for the debt on each property which would usually mean that each property could not be sold until the claim was paid off.

We are happy to receive suggestions from residents who have experiences specifically on road maintenance of unmade roads.

3. Fund Raising

We thank all those who have continued to support the Association and Road Maintenance programme through payment of their road contributions.

We are forewarning you that we have not increased the residents' annual maintenance charge since 2019. With ever increasing material, labour and hire costs we have little option but to review costs for 2027/2028 charges.

We are pleased to report that contributions are being received from approximately 80% of residents and we hope that the 20% non-payers, representing approximately £10k shortfall each year on current tariffs, will accept that they are prejudicing the work.

We have had some success with Springbourne Court, whereby a contribution is being paid to cover the last two years and for which we are grateful.

We continue to seek full payments from 61 The Avenue, Forsythe Shades, Carey Court, Waveney Court and A2 Dominion.

Our aim continues to be receiving 100% contributions from frontagers.

As a reminder the accounts can be viewed on Companies House website.

<https://find-and-update.company-information.service.gov.uk/search?q=11959831>

4. Prospect Buyers of Property in The Avenue

The Association receive a number of enquiries direct from Lawyers, Estate agents and prospective buyers of properties in the unmade part of The Avenue requesting the legal background and information on the liabilities of owners fronting the unmade road. The feedback is that property buyers, particularly buyers with children, like the unmade road, its unique position and with little heavy traffic.

One question which comes up frequently is for an assurance that the Association and maintenance program has a long term future . We are careful how we reply, along the lines that we have no reason to believe it will not continue into the future but it does ultimately depend on residents financial support.

Living in the unmade part of The Avenue is a major part of living in The Avenue, so it is in every residents' interest to maintain an attractive place to live and to maintain the value of your asset.

5. Frontagers Liabilities - Walkways

As mentioned, the Association maintains the road and **not** the walkways.

In our last update we reminded you that it is the frontager's responsibility and liability that extends to the walkways and the trees outside each property. There are a couple of trees on the verges that look unsafe. Should a tree fall and damage any property, or injure someone, then it will be the frontager who will be liable.

We are pleased to report that a number of residents continue to respond and have improved the verge/walkways outside their boundaries. Whilst we have no responsibility other than the road surface, we would like to encourage residents to pick up litter on their frontage, improve the pedestrian use of the walkway and tend the grass areas fronting the road.

6. Other Issues

Development of 76a/b The Avenue

The Developer latest schedule is to commence the development sometime in October. The development has been held up by National Rail due to some trees that need to be removed.

61 The Avenue

The boundary issue has been resolved with the planning of trees defining 61 Boundary.

59a The Avenue

Part 1 and 2 story extension with Juliet balcony. The extension is approx. 12 feet. You can view.

https://planningaccess.bromley.gov.uk/pr/s/detail/a0ITv000003UoldIAC?c_r=Arcus_BE_Public_Register&tabset-ff68f=3

Reminder

To communicate with the Association the email address is:

info@theunmadeavenueassociationbr3.co.uk

To view the website is:

<http://www.theunmadeavenueassociationbr3.co.uk/>

Photos pre Association of the Road





