

January 2020 Update:

Dear Residents,

Please find the most recent update from The Association:

1. Funding level vs Target
2. Progress report
3. Developments
4. Condition of the road & temporary repair
5. House sales & purchases
6. List of non-payers still to contribute to the fund since The Association's inception in Apr 2020

1. Fund Level:

The Association currently has £16619.76 actual in the bank with a further £4561 verbally committed towards a minimum target of £30000.

The Associate hopes to raise enough funds to allow for contingency and also put into place a programme of regular maintenance once the repair takes place

2. Progress Report

Since the formal set-up of the Association in April 2019 we have completed the following:

- Selected from several quotes a suitable contractor to perform the main repair. This quote is: £ 28038.00 as at March 2019
- Selected from several quotes suitable insurance cover – Public & Directors at a cost of £484.00
- Secured £550.00 compensation from HSBC for delays relating to the set up of the bank account
- Performed a temporary repair at a cost of £3,084
- In 2019, contacted all freeholders across the length of The Unmade Avenue including developers to request payment
- Dec 2019/Jan 2020 – sent reminder letters to all freeholders requesting payment

All other costs relating to the website, stationary etc. are currently being met privately by the directors of The Association. These are relatively minor and will be reclaimed in the future but not at the expense of the main road repair.

We will produce formal accounts in due course but have included a balance sheet at the foot of this document.

3. Property Developments.

There are two developments planned and underway on The Avenue currently and these are:

1. 61 The Avenue (Avestron Developments) – Construction underway – originally a single dwelling, a block of flats will now take its place and will consist of six 2-bedroom flats. Clearly this will continue to place additional pressure on The Avenue. The Association has been in contact with the Project Manager of the development, and these conversations were positive and constructive and will hopefully have a positive outcome
2. 76a&b The Avenue (JAMCAP Ltd) – planning application underway for the demolition of two single houses 76 A&B in order to construct an apartment block of 11 units.

An offer of payment to The Association has been made by the developer, but this is dependent on achieving planning permission for the development.

Please note, The Association will have no part to play in supporting or opposing planning applications made by developers on The Avenue. However, as per the above we will play an active part in ensuring developers fulfil their obligations in relation to the road maintenance and repair caused both by building works and the additional traffic flow the developments will create over time.

#### 4. House sales & purchases

The Association has had several requests from conveyancing solicitors, house sellers & buyers around the condition of the road, the repair and funding.

We are currently responding to these queries as and when we receive them and we are happy to assist residents (and future residents) where possible but we do anticipate the volume of these requests to increase in due course. As such The Association does reserve the right to levy a modest fee for responding to such requests from solicitors pertaining to a house sale. We have yet to determine what this fee might be, but any funds raised will be used in their entirety for the running of The Association and to fund future repairs and maintenance of the road.

#### 5. Condition of the road & temporary repair

Last year, The Association was put under some pressure to make repairs to the road and these were carried out in Sep 2019 at a cost of £3,084 using legacy funds. These repairs were made at the top and bottom of The Avenue where the road was at its worse.

The temporary repair involved the rudimentary preparation of the road surface and the addition of 40 tonnes of new material which was then compacted to fill and smooth over the potholes.

As with all the repairs made historically, these are always short lived and as we can see now, the road has deteriorated again particularly towards the Westgate Road junction.

The main repair we are hoping to achieve will be far more comprehensive in terms of the road surface preparation which will include: 1. reduction of the road surface & pothole depth before adding new material. 2. greater quantities of new material will be used to re-build up the road surface to a more uniform level and even surface (this should also allow for better water run off) – this will be completed using specialist equipment and will be across the full length and width of the road.

As such, The Association is hesitant to make any more temporary repairs as we want to retain as much funding as possible for the long-term fix.

Clearly, if The Association fails to achieve the necessary funding, it may be the case we need to identify an alternative solution – therefore it is imperative that everybody contributes and this shouldn't be reliant on whether you own a car or not as we all rely on services that use the road both below and above ground.

#### 6. List of non-payers

The Association appreciates the payments made thus far by residents and freeholders alike that have already made financial contributions to the fund and who are clearly keen to see a long-term improvement in the road.

Below is a list of addresses that have not yet made a financial contribution or have not yet made an offer of a financial contribution since The Association was set up in April 2019. It is possible that some of the below address may have made legacy contributions to the previous road fund, however, those have now been exhausted by the temporary repairs and new funds are now required as per the original demands you will have received

**If you are a freeholder of any of the below addresses or are a leaseholder/share of freehold resident in a block mentioned below and are questioning why the repair has not been made yet, we would urge you to speak to your neighbours, management companies and freeholders and ask them why they have not yet made the payment and put pressure on them to do so.**

These are:

|                                                                                                                                                            |                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Forsythe Shades<br/>Balmoral Court<br/>Sandringham Court<br/>Tern Court<br/>61 The Avenue (As described above)<br/>52 The Avenue<br/>54a The Avenue</b> | <b>Briary Lodge<br/>60a The Avenue<br/>Aragon &amp; Boleyn Court<br/>Carey Court<br/>Kingfisher Court<br/>Nightingale Court.</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|

\*We have received partial contributions from: Waveney Court, Springbourne Court & Olyffe Drive

## Balance Sheet

Calendar Year 1 Jan 19 to 31 Dec 19

2019

### Current Assets

|               |               |
|---------------|---------------|
| Donations     | 14,264        |
| Miscellaneous | 5,650         |
| Cash in Bank  | 274           |
|               | <u>20,188</u> |

### Current Liabilities

|           |       |
|-----------|-------|
| Creditors | 3,568 |
|-----------|-------|

|                           |               |
|---------------------------|---------------|
| <b>Net Current Assets</b> | <u>16,620</u> |
|---------------------------|---------------|

|                                              |               |
|----------------------------------------------|---------------|
| <b>Total Assets less current Liabilities</b> | <u>16,620</u> |
|----------------------------------------------|---------------|

### Reserves

|   |                               |               |
|---|-------------------------------|---------------|
| 1 | Tangible Asset                | 0             |
|   | Income, Expenditure &<br>Bank | 16,620        |
|   |                               | <u>16,620</u> |

