

May 2020 Update:

Dear Residents,

First, we hope everyone is keeping well during these strange times!

Whilst brief, please find the most recent update from The Association:

- 1. Funding level vs Target**
- 2. List of non-payers still to contribute to the fund since The Association's inception in Apr 2020**
- 3. Further information**

1. Fund Level:

The funding level continues to grow with most recent contributions from Nightingale Court, Balmoral Court and Briary Lodge since January.

The Fund has grown from £16619.76 (as of Jan 2020) to c£20600 (May 2020) in the bank with an additional £5000 verbally committed towards a minimum target of £30000.

The Association hopes to raise enough funds that will allow for a modest contingency and enable us to put into place a programme of regular maintenance once the repair takes place.

2. 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.

The Association is continuing to chase non-payers, liaise with freeholders and work with developers around contributions.

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 addresses 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:

Forsythe Shades Sandringham Court Tern Court 61 The Avenue – New Development 52 The Avenue 54a The Avenue	60a The Avenue Aragon & Boleyn Court Carey Court Kingfisher Court 76 (A-D) – New Development Morley Court
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The (Unmade) Avenue (BR3) Road Association Limited
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email: info@theunmadeavenueassociationbr3.co.uk
Company number: 11959831

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

3. Further Information

The Association is often asked as to why we have not made a temporary repair given the condition of the road.

A temporary repair to the road was performed in Sep 2019 at a cost of £3,000 using legacy funds. These repairs were made at the top and bottom of The Avenue where the road was at its worst.

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

The main repair we are hoping to achieve will be far more comprehensive in terms of the road surface preparation (reduction of the road surface & pot hole depth before adding new material), greater quantities of new material will be used to re-build up the road surface more uniformly and thus create a 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 of the road.

Clearly, raising funds for the main repair in itself presents a challenge and 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.

Thank you for your continued support.