

Road Association – Update – October 2020

1. You will have by now seen the recent repairs to the road. These run the entire length of the road from Westgate Road towards the entrance from Downs Hill and we are appreciative for all the contributions we have received to make the repair happen.

This is the first time in The Avenue's recent history that a repair on this scale along the full length of the road has been made

Broadly we are happy with the work the contractor has performed and the road has been delivered within our expectations.

- a. As promised, we were given 40 tonnes of material for free from the council road works at Bridge Road near New Beckenham Station in addition to the 800 tonnes of materials the contractor provided
 - b. The road surface was built up and regulated (i.e. reshaped) to a far better standard particularly toward the top end of the road where there had been decades of untreated erosion
2. The Association recognises that there are things that can be improved upon next time – more notice around works where possible, better signage etc
 3. There are still some non-payers (Sandringham, Forsyth, Tern, Kingfisher & Carey Court) we continue to chase these, but they are very much in the minority
 4. We will shortly be producing a set of accounts which we will put on the website and these can be used by management companies/freeholders etc as they wish for their own accounting purposes. These will be filed at Companies House in due course.
 5. The Association currently has £3363 in the bank, this does however include contributions from some blocks which have already automatically paid for the year 2020/2021 and others paying via a monthly direct debit.
 6. The Association is currently in the process of determining what payments are required for 2020/2021. These will shortly be requested – we recognise that this seems to be very soon after we achieved the target sum and made the repair. However, the initial requests for payment were made in Sep 2019 and therefore 12 months down the line these are now due again to ensure we can maintain the road – we will again be requesting an annual contribution.
 7. The Association will shortly renew its Public Liability insurance which indemnifies The Association from any work it directly performs. It DOES NOT indemnify freeholders/frontagers in any way for their frontages for which they have responsibility and therefore need maintain their own insurances as appropriate. Verges and trees still remain the freeholders/frontagers responsibility.

Ongoing Maintenance (Subject to funds):

Road Surface:

The Association will shortly enter into an agreement with the road contractor to put in place a programme of regular maintenance

Some potholes have reappeared, to some extent this was expected as the new road surface settles and these will be repaired on an ongoing basis as part of the maintenance.

Speeding:

Anecdotally, an increase in car traffic does not appear to be occurring but clearly speed is an issue on the road now the surface has been improved - this also contributes to the erosion of road. **The recommended speed is c10-15mph.**

The Association has made a complaint to Ocado regarding their drivers driving at a dangerous speed up the road – if any residents do witness any speeding particularly by delivery drivers – please either report directly to their company or let the association know the details; company, time/date, registration plate etc

The Association is in discussion with the council as to how best we can mitigate the speed

From the council:

*Although The Avenue is an unadopted highway it is still considered to be a "restricted road", which means a 30mph limit applies. Rather than applying a reduced the speed limit, which would not be enforceable, the only signs allowed in unadopted highways are those that read "**please drive slowly**", which can be accompanied by "**Unadopted Highway - maintained by residents**".*

We are currently exploring approved sign designs with the council and will install in due course - funds permitting

With regards to installing road humps. These would be allowed if approved by the Council, as long as they comply with the current Road Hump Regulations (including painted road markings). There would however be a requirement to keep the surface of the carriageway adjacent to any road hump in good repair, otherwise the effective height of the hump may exceed the maximum height allowed over time as the road surface deteriorates – we are currently exploring this and whether it is possible with the road surface we have in place.

Drainage:

The Association is well aware of issues around drainage and we will need to see how the road performs over the winter period to see how problematic this is. After we assess this, we will then determine whether it is a good use of the road fund to have these cleared/maintained on a regular basis.

App:

For those resident's keen to be notified about updates we would urge everyone to download the app.



Please scan using your iPhone camera or download a QR Code Scanner for your Android phone

