



KIRBY FIELDS ROADS FUND LTD

NEWSLETTER July 2023

Greetings from the Kirby Fields Roads Fund (KFRF) board - we hope you are all keeping well. Many thanks to all those members who attended our Annual General Meeting (AGM) at the end of March. We have produced this newsletter to keep you informed of the decisions made at that meeting and all the latest developments. We extend a very warm welcome to all those who have recently moved into the area.

Firstly, a little history...

Why was the Kirby Fields Roads Fund formed?

KFRF Ltd was formed over 50 years ago to help householders to maintain the road surface on the unadopted roads within Kirby Fields (Forest Drive, Stamford Road, Hastings Road and Portland Road). Residents had realised that it is far easier and cheaper for a road repair company to come out for one or two days a year to repair all the damage on the unadopted roads than it would be for individual householders to ask a repairer to mend their own little section. It meant that the roads would be maintained in good and uniform condition. They also appreciated that keeping the roads in good condition would be reflected in house values.

During the last 50+ years KFRF Ltd volunteers (all residents of Kirby Fields living on both unadopted and adopted roads) have worked tirelessly to keep the roads in as good a condition as possible within their financial limits. You only need to look locally to appreciate how well your contributions are being used.

For further information about what the board does and how it uses your annual contributions - as well as a series of frequently asked questions - please refer to our website:

<https://kirbyfieldsroads.com>

If you do not have access to the internet we would be pleased to provide you with a paper copy – please call Brian Packer on 0116 2395003 and he will be happy to deliver this to you.

Contact by Email

We would like to modernise our ways of contacting you and to cut down on the amount of paper used. If you are happy to let us have your email address which we could then use to contact you with issues concerning the Roads Fund, that would be much appreciated. We will store your details for this purpose only – no details will be passed to a third party. A copy of our GDPR policy is available on request. Please send your **name, home address and email address** to:

kfrf@btinternet.com

Please help us by doing this, but if we don't receive these details from you, we will continue to deliver paper copies to keep you fully informed.

Annual Subscriptions

As mentioned in previous newsletters, we feel that the time has now come when it is necessary to raise the level of subscriptions due to increasing repair costs, insurance costs etc.

The following increases were approved unanimously at the AGM in March:

Current subscription	New subscription (from February 2024)
Unadopted roads - £60 per annum	£100 per annum
Adopted roads (which have to use one of the unadopted roads to access their property - e.g. Rosendene Close) - £30 per annum	£50 per annum

In addition to annual patching, the optimum way to maintain the road surface cost effectively is to undertake a top dressing of tar and chippings. Given our relatively light traffic, this is usually only necessary every 10/15 years but it protects the road surface and avoids it becoming a complete patchwork over time. The directors have prepared a draft 5-year budget which was approved at the AGM. This indicates that in order to undertake a top dressing of all roads over the next 5 years, whilst still maintaining the annual patching, the above increases in contributions are necessary.

The directors have held down the contributions for as long as possible - indeed they have not increased since 2004. Had they kept pace with inflation that would equate to £108/£54 today (or £304 based on the original £30 contribution for residents of unadopted roads). The precise timing of work will depend upon the availability of contractors (normally LCC), the timing of any Openreach work to install fibre optic cabling and, as always, we take advice from our contractors as to the precise timing. Allowance for likely inflation has been made, but the ability to carry out these proposals will depend upon the vast majority of residents continuing to contribute. At present there are a very small number of residents who do not contribute and we hope that these plans will encourage them to do so.

Volunteers from the board will continue to keep a close eye on the condition of the unadopted roads and arrange the necessary repairs – please feel free to contact us if you have any concerns over the condition of these roads (contact details at the end of this newsletter).

We would be grateful if those of you who pay by standing order could amend the payment amount accordingly in time for the February 2024 payment. Please include your address as the reference. However, we will be sending out new standing order forms before the end of the year.

A Speed Limit in Kirby Fields

An interesting point raised at the AGM was the possibility of introducing a 20mph speed limit in the area, however this does not fall within the remit of KFRF (which is solely to maintain the surface of the roads). Enquiries have established, however, that residents would have to pay for the necessary signage and installation. Furthermore, a speed limit could not be policed. We are fortunate that the majority of residents drive at a safe speed in the area.



The Railway Bridge, Forest Drive



The railway bridge at the top of Forest Drive and the road surface on the bridge itself is owned by Network Rail. Despite the fact that it is not our responsibility, persistent efforts by one of our directors and the involvement of our local MP resulted in the repair which has now eliminated the serious dip, thus preventing further damage to vehicles crossing the railway. The photo above shows this repair, together with one of our own in the foreground!

Communications with Residents

It is no longer necessary for small private companies such as KFRF Ltd to hold an AGM. Arranging one is extremely time-consuming for the volunteer directors in addition to which there are costs involved which reduce the sums available for road maintenance. It was indicated in the Notice of AGM that the directors were proposing to pass a resolution to the effect that no further AGMs be held. This decision was also taken in view of the relatively low levels of attendance historically. The resolution was passed unanimously.

In future, communication will be by way of an annual Newsletter and other specific written communications as required. However, contributors (members) retain the right to call for an Extraordinary General Meeting should the need arise.

Copies of KFRF Annual Accounts can be viewed on the website or via Companies House. Copies can also be provided upon request.

Did you know...

- That each household on the unadopted roads is responsible for maintaining the land abutting their property right up to the centre line including the pavement, kerb, gutter, any drains, and the road itself?
- That if a car is damaged or a cyclist or pedestrian is injured because of the poor state of the road outside your property, then the owner of that piece of road (you, the householder) could be liable?
- How difficult it is to get a contractor to come out to mend a small area of damaged road?

A note about drains

We would like to remind residents that whilst our remit only covers maintenance of the road surface, the condition of that surface is partially dependent upon good drainage. So please keep the drains adjacent to your property clear of leaves and other debris and sweep the gutters as this prevents the surface being damaged by standing or frozen water and also enables us more easily to maintain the surface. Unfortunately, the drains are of an age that they will not withstand modern high pressure contract cleaning.



Before



During



After

And finally...

If you have anything you wish to ask about the unadopted roads in Kirby Fields or comments to make, please contact one of the Board Members listed below, or email us at kfrf@btinternet.com. Please remember that we are all volunteers and we do our very best to keep the unadopted roads within Kirby Fields in as good a condition as funds allow. You do not need to be a director to volunteer to help. Most of the current board are advanced in years and some younger members would be most welcome!

Thank you for your co-operation

Board Members

David Baron (Chairman)	Stamford Rd	Maynard Davison (Co. Sec.)	Hastings Rd
Jennifer Colloby	Stamford Rd	Peter Cooper	Portland Rd
Steven Foster	Forest Drive	Angela Hollington	Forest Drive
Brian Packer	Stamford Rd	Neil Smart	Roundhill

Kirby Fields Roads Fund Ltd is a Private Limited Company and is Non-Profit Making

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Company Registration Number: 5516059

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