



KIRBY FIELDS ROADS FUND LTD

NEWSLETTER, JANUARY 2019

Dear Kirby Fields Residents,

Kirby Fields Roads Fund Ltd 2019 Newsletter

The start of a new year seems a good time to issue our Newsletter to advise residents what we did in 2018 and what we plan for the future of the unadopted roads in Kirby Fields

2018 was an especially difficult year for us. The winter frosts of 2017/18 caused serious damage to the road surface. We walked the roads with our contractor in April and remedial work was scheduled for May/June (as usual). However, the frost quickly changed to such intense heat and sun that the contractor's schedule was disrupted meaning that they could not fit us in until October. This did have one benefit as we were able to add in holes which arose after the initial scheduling. However, as you will have seen, by then some of the potholes were very big and we will all remember that cone in the hole in Forest Drive. For that we apologise but feel sure that you will understand the difficulties that the unusual weather in 2018 caused.

The maintenance spend this year came to just under £4,000. We believe that the result was worth waiting for and we went into the 2018/19 winter with all our roads in good order. The contractor is confident that our roads will not need major work in the near future, and he thinks that we could have another five years before Forest Drive needs to be tar and chipped. For those who can remember the last time we tar and chipped the roads it is an expensive job, but it means that maintenance costs are then reduced for several years.

Our aim is to cover annual maintenance from within that year's contributions and carry forward a surplus each year to build for the next full tar and chip. The Road Fund has now been established for over forty years and during that time contributions have only been increased once, in 2003, which has been a fantastic achievement by the volunteers who run the Road Fund. It may be that contributions will need to be increased in 2020 if we are to have enough money for the next tar and chip, however, this is still to be discussed by the Board, following an up to date assessment of current costs. We doubt there are many prices that have not increased since 2003!

And now a plea to all residents of the unadopted roads. Please can you clean out the gutters in the road outside your property and ensure the drains are clear of debris? When the gutters are full of leaves and mud the roads do not drain properly and cause puddles to form. In bad weather the puddles freeze, and then ice causes the road surface to break up. Equally, when drains are not emptied, the roads flood and again the road surface is damaged. This increases the cost of maintaining the roads. It is possible that new residents are not aware that the unadopted roads are not swept by the local authority nor do they clear the drains – it is the individual householder's responsibility.

What is Kirby Fields Roads Fund Ltd and what does it do?

The Conservation area of Kirby Fields, situated within the village of Kirby Muxloe, consists of a range of residences which are accessed off the main B5380. The roads within the Kirby Fields development fall into two categories: adopted (maintained by the Council) and unadopted (not maintained by the Council).

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

Registered Office: Caeri, Hastings Road, Kirby Muxloe, Leics. LE9 2EE

Company Registration Number: 5516059

<https://kirbyfieldsroads.com>



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As the Kirby Fields area grew and new residences were built, the roads within some of these developments (the side roads) were adopted by the Council. However, virtually all residents can only gain entry to and exit from their properties via the unadopted roads, since each entry road into the estate falls into the unadopted category.

It should be noted that it is not only the residents themselves who make use of the unadopted roads but also visitors, essential services and in times of crisis, the emergency services. It is therefore in everyone's interest that the roads are maintained to the best possible standard that funds allow.

Residents living in homes on the unadopted roads own the area outside their home up to the centre line in the road. This means that residents living on the unadopted roads are legally responsible for keeping it in good order so that cyclists and pedestrians can travel over their part of the road in safety. Therefore, the upkeep and maintenance of the unadopted road falls to the local occupants. And if anyone has ever tried to get a contractor to come out to mend a small hole in the road, they will know that it is almost impossible.

In 1984 residents got together to try to solve this problem and set up a voluntary organization which subsequently became Kirby Fields Roads Fund Ltd. The Board is made up of residents and manages the maintenance of the surface of the unadopted roads. This work is funded by an annual subscription from householders. Currently, those householders who live adjacent to an unadopted road pay £60 per annum, whilst those who live on an adopted road pay £30. The directors believe that this is an extremely modest sum for the benefits achieved and would urge everyone to contribute and preferably to pay by standing order in order to reduce the workload of the volunteers.

A reminder here of what the Road Fund does and does not do.

The Road Fund is not a Residents Association. The Road Fund is responsible ONLY for the ROAD SURFACE in the unadopted roads (Forest Drive, Stamford Road, Hastings Road and Portland Road). This means that the footpaths, drains, gutters, trees, hedges, street lights are NOT the responsibility of the Road Fund. It is the householders who must maintain the footpath outside their property as well as the drains and gutters. And again, we urge residents to help the Road Fund by making sure that gutters and drains are kept clear. The street lights are maintained by the local authority.

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 all do our very best to keep the unadopted roads within Kirby Fields in as good a condition as funds allow.

Board Members:

David Baron (Chairman), Stamford Rd	Maynard Davison (Company Secretary) Hastings Rd
Richard Bowler (Finance) Portland Rd	Tony Abbey The Fairway
Gill Baron Stamford Rd	Jennifer Colloby Stamford Rd
Peter Cooper Portland Rd	Nicola Dronfield Hastings Rd
Steven Foster Forest Dr	Tim Gray The Fairway
Angela Hollington Forest Dr	Brian Packer Stamford Rd
Steve Rowbotham Hastings Rd	Michael Lane-Spouge Forest Dr

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