



**Kemnal
Residents'
Association**

Your Chislehurst home

NEWSLETTER



Your road, your community

Annual General Meeting

Our Annual General Meeting will be held at **7pm on Friday 4 July 2025** at **Willett House** on Kemnal Road. As ever, the meeting is a chance to hear from your Committee, review how funds have been used, and help shape our plans for the year ahead. Please do join us.

Join the Committee!

Kemnal Road is your road, and we are seeking volunteers to join the Committee to help us look after it and promote our local community.

New Entrance

We are consulting on proposals for a possible new structure to enhance the entrance to Kemnal Road.

Charitable Status

We are applying for charitable status for the Association.

Here's how we're making an impact:

Road markings, pothole repairs, road surface improvements, preventative maintenance

Gardening and leaf clearance, keeping Kemnal Road safe and passable

Planning issues and advice

Tending the community Amenity Strip

A local voice for you



hello@kemnalresidents.org



What we've been doing

Since last year's AGM, we have:

- Repainted vital **road markings**, including crucial safety lines near junctions and clear speed warnings.
- Successfully undertaken 106 sqm of critical **pothole and surface repair** in 28 locations, significantly improving road conditions.
- Continued regular **gardening**, verge cutting and leaf clearance with Arcadian Services, who remain competitively priced.
- Conducted extensive **tree works** to keep Kemnal Road clear and safe for all users. This included lifting tree canopies, removing dead or fallen trees, and clearing growth around lampposts and kerbsides for improved visibility.
- Reviewed **planning applications** impacting our community and liaised with local councillors on safety and broader community matters, representing residents' interests.
- Submitted an application for **charitable status**. If granted, this would strengthen our legal position, may enable us to obtain supplier discounts, and also allow us to claim Gift Aid, increasing individual subscriptions by 25% at no cost to residents. We will keep members fully informed as this process progresses.

Join the Committee!

We are looking for two **new Committee members**, ideally including representation from the northern section and the side roads. The Committee meets four times a year and plays a vital role in budgeting, managing contractors, reviewing planning applications, and safeguarding the condition and appearance of the road. If you are interested, please contact the Secretary or volunteer at the AGM.

Entrance to Kemnal Road

The Committee is consulting on proposals for a new **entrance** at the top of Kemnal Road, intended to replace the existing "Kemnal Road" sign. The entrance structure will enhance the aesthetic appeal of our road entrance and improve the visibility of the Kemnal Road sign.

We are exploring a range of options, including brick pillars, white picket signs, fixed fences, and granite blocks.

Preliminary sketches illustrating these ideas will be shared with residents at the AGM. We invite all residents to provide their feedback on these proposals. Submissions can be made at our Annual General Meeting on Friday 4th July 2025, or by email.

Your input is crucial as we work together to shape the future appearance of our road.





Your road, your responsibility

Kemnal Road remains a private road, maintained by residents through annual Road Fund subscriptions. This model, established over 70 years ago, continues to serve us well. Thanks to the 2023 subscription increase, prudent management, and new north-end residents, our reserves are improving, ending the most recent financial year at £26,557, up from £17,352 the previous year.



However, continuing to build up our reserves is critical in providing for long-term major resurfacing, as costs continue to escalate and eventual phased replacement will require very significant funding. Having carefully assessed our current and potential future needs, the Committee has decided to keep the per-household subscription for 2025/26 at **£95**, but it is likely that modest increases will be required in future to keep pace with inflation and secure the road's long-term future. Our subscription level still remains well below that of other comparable roads in our area.

Subscription requests will be issued following the AGM. Prompt payment by everyone is vital and appreciated.



Accounts

| | | 2024/25 | 2023/24 |
|------------------|--------|---------|---------|
| Income: | | | |
| Subscriptions | 22,725 | 21,665 | |
| Bank Interest | 165 | 7 | |
| Expenditure: | | | |
| Road repairs | 6,446 | 0 | |
| Maintenance | 6,538 | 6,300 | |
| Insurance | 260 | 260 | |
| Sundry other | 439 | 291 | |
| Surplus for year | 9,205 | 14,821 | |

| | | 2024/25 | 2023/24 |
|-----------------------|--------|---------|---------|
| Reserves: | | | |
| Opening reserves | 17,352 | 2,531 | |
| Surplus / (Deficit) | 9,205 | 14,821 | |
| Represented by: | | | |
| Closing cash | 27,067 | 17,352 | |
| Less unpaid creditors | (510) | 0 | |
| Closing reserves | 26,557 | 17,352 | |

These are summary accounts. The full accounts are available on our website. They have been certified by our Independent Examiner, Mr T.H. Meredith, who states: "I have examined the records of the Association's Accounts for the year ended 5 April 2025 and I have found them in good order. In my opinion the above Financial Statement gives a fair view of the state of affairs of the Association as at 5 April 2025"



Officers and Committee Members

| | | |
|-------------------|-------------------|-----------------|
| Chair | Richard Perkins | Walden |
| Vice-Chair | Kinga Latte | Inglewood |
| Treasurer | Wendy Hadler-Cash | Mulbarton Court |
| Secretary | Peter Brogden | Hoblands |
| Committee Members | Ed Fitzgerald | Acorn Close |
| | Avril GreatRex | Trees |
| | Lin Limbrey | Middlemarch |
| | Ian McAllister | Cascades |
| | Alec McTavish | Worsley Grange |

Waste Collection Calendar

| | Green | Black |
|------------|-----------|-----------|
| June 2025 | 3, 17 | 10, 24 |
| July 2025 | 1, 15, 29 | 8, 22 |
| Aug 2025 | 12, 27 | 5, 19 |
| Sept 2025 | 9, 23 | 2, 16, 30 |
| Oct 2025 | 7, 21 | 14, 28 |
| Nov 2025 | 4, 18 | 11, 25 |
| Dec 2025 | 2, 16, 31 | 9, 23 |
| Jan 2026 | 13, 27 | 6, 20 |
| Feb 2026 | 10, 24 | 3, 17 |
| Mar 2026 | 10, 24 | 3, 17 |
| April 2026 | 9, 21 | 14, 28 |
| May 2026 | 6, 19 | 12, 27 |

Useful Contacts

Website: www.kemnalresidents.org

WhatsApp: <https://bit.ly/kemnalroad>

For **fly-tipping**, use Bromley’s “Fix My Street”.

For **anti-social behaviour**, contact
Chislehurst Police: 020 8721 2612 /
Chislehurst.snt@met.police.uk

Neighbourhood Watch: Contact Lin
Limbrey at lin@djlimbrey.com

Your **local councillors** are:
Cllr Alison Stammers
Cllr Mike Jack
Cllr Mark Smith



Web



Text



Email

