

December, 1956

To all Householders of the Chalfont Heights Estate.

Dear Sir/Madam,

Road Repairs.

Since the last circular letter there has been a large increase in the number of the residents on the Estate. It will be well, therefore, to preface this letter by explaining that since January, 1953 the undersigned have acted as a Committee, with the consent of a large number of the residents, to collect funds for maintaining the condition of the roads on the Estate as far as possible.

The last application was for a contribution of £3. from each Householder in September, 1954. A Receipts and Payments Account for the period to 31st July, 1956 is attached. The balance at the Bank £82.12.11. shown thereon has now been used for subsequent emergency repairs - primarily for Chiltern Hill and Woodside Hill following the heavy rains.

We are sure that the residents will regard the present state of the roads as most unsatisfactory. The Committee have made continuous efforts to keep the recurring pot-holes filled but regular labour for this work has proved impossible to obtain, despite one Contractor's promise to do this work monthly. The Committee will continue to do the best possible in this respect.

Owners are reminded that they are liable for upkeep of the road fronting their property under their Title Deeds. Each Householder is therefore asked to contribute now the sum of £3 for this purpose and to send it to the Hon. Treasurer, Mr. R.B. Ogden, F.C.A., without further application. A formal receipt will be sent. (It is regretted that no Income Tax relief is at present available for these payments in connection with house Maintenance Claims; the local Commissioners have refused it and are at present supported by the High Court decision in Davidson v. Beeks reported in The Times on 18th October, 1956).

It will be recognised, however, that for some of the roads at least, further patching is not sufficient. The material, especially on the two hills, is being rapidly worn and scoured away each year. A communication was sent to the residents in February, 1955 giving details of the cost of making up the principal roads on the Estate but in view of the extensive building operations then in progress

the general view was that the matter should be deferred. Since that time the cost of carrying out the work has further increased due not only to higher prices but to deterioration caused by exceptional weather and Builders' lorries.

There has recently been an indication that the Local Council might consider taking over the roads and your Committee have, therefore, had a meeting with representatives of both the local and county authorities. The result is summarised as follows :-

1. The Council will only make up any road -
 - (a) At the request of a majority of residents in that road and
 - (b) If that road adjoins another county road and
 - (c) If main sewerage has been installed in the road.
2. The Council will only make up roads to full standard including guttering, kerbs and sidewalks. The cost is estimated to be at least £4 per foot frontage (which can optionally be spread over 5 years or more).
3. Main sewers would only be installed for the Estate as a whole and residents would have to bear the major part of the cost, which cannot be estimated without a full survey. The job would take four or five years to complete.

The Committee are accordingly obtaining quotations and advice from various road contractors for re-shaping and weather-proof-surfacing the principal roads on the Estate with a view to submitting a contributory scheme to the residents. Separate quotations are being obtained firstly for the hill portions of Chiltern Hill and Woodside Hill, where the need is most urgent and which are used by or for the benefit of all residents and secondly for the remainder of those two roads and for Ellis Avenue, Lincoln Road and Upway. A preliminary estimate received for such work shows a cost of £3,000 for the two hills and a further £4,000 for the remainder. This cost divided among the residents would, of course, only amount to a fraction of the Council's cost.

As soon as the quotations are received a further letter will be sent containing definite proposals. The work obviously cannot be carried out before the Spring but it would be necessary to make the financial arrangements without delay.

The Councils are prepared to agree that if the residents make up the roads themselves in this way they would not put in main sewerage for at least 5 or 7 years (except in an emergency, in which case the cost of disturbance to the roads would be borne by the Council). The scheme would, of course, require residents to

undertake not to apply to the Council to take over their road during the same period, so as to safeguard other residents from double expense. The Council have no power to make up the roads compulsorily.

The Committee have arranged with the local Council to reinstate the road name-plates on the Estate.

In conclusion the Committee ask all residents to drive cars on the hills at moderate speed; the high speed of some cars does much to increase the surface wear and tear under present conditions.

Will you kindly send your £3 for current upkeep without delay.

Yours faithfully,

J.A.C. Manson, "Gartmorn", Chiltern Hill

R.B. Ogden, "Lincoln House", Woodside Hill

J.R. Roeder, "Overcombe", Lewis Lane.