

CWPC Track 4 Maintenance 1999 - 2021

Situation Overview

- Over the past 4 years 23 meetings have taken place with CWPC involving local residents from track 4 but no substantial progress has been achieved – the condition of the track continues to deteriorate, large bin lorries constantly damage the track surface and 'no through road' signage has not been erected to deter access.
- Throughout this period small bin lorries have collected refuse from houses on track 5 but CWPC has not been able to get the contractor to use these vehicles to collect refuse from the 7 properties on track 4.
- The refuse collections contractor has recently changed and the new bin lorries working on track 4 are 26 tonne rather than 30 tonne – these will certainly continue to damage the track.
- Despite past commitments about improving the condition of the track, in the 10 years to the start of 2021 CWPC has spent a total of £43.70 on track 4 maintenance.
- In its February 2021 newsletter CWPC says it 'has a legal duty to be cognisant of laws in its management of the Common' stating that it is illegal to lay down a durable surface on the tracks over the common. However, in 1999 CWPC tarmacked over Rays Lane and Bank Road (see newsletter items below).
- The bottom half of track 6 was resurfaced by residents using a substance to bind the aggregate under the shingle. The result has a pleasing appearance and 3 years after the work has been completed there is only limited evidence of wear and tear.
- The latest CWPC newsletter states that funds are not available to carry out upgrading of tracks. However, the CWPC accounts for 2019/20 show a year-end balance of £620k carried forward. The reserves continue to grow year on year and it is clear that funds could be made available for this work.
- On a more personal note we continue to have major problems following heavy rain when poor drainage results in water pouring off the track directly into our property.

Proposed Way Forward

- Following consultation with residents, develop and publish a plan and implement it
- Replace the 26 tonne bin lorries collecting refuse on track 4
- Invite contributions from residents but don't make this a pre-requisite for action
- Use the same method to repairing track 4 that was used on the lower half of track 6
- Erect no-through road signage.

The following text is provided to support some of the points made above:

Village Voice – June/July 1999

Roads on the common - Bank Road and part of Rays Lane have been tarmacked with a topcoat of bitumen and gravel. Chepping Wycombe Parish Council, who are responsible for the common, eventually decided that the increasing annual cost of repairing the many potholes was no longer justified and most local residents agree with them.

CWPC Newsletter – Spring 2000

The top surface dressing was laid in September 1999 on most of the track along Bank Road and part of Rays Lane. The Council decided that the effect of winter weather on these tracks would be assessed this Spring when the success of these improvements would be evaluated. Consideration would then be given to upgrading other tracks on the Common and changing the specification for works if necessary.

From comments made by residents living on the Common it is evident that the improvements are considered to be a success. A number of enquires have been received from people wishing to know when tracks outside their homes are to be upgraded.

When this evaluation has taken place the Council will consider providing funds, in future years, for further track improvements to be undertaken. The cost of such works is very expensive and therefore will have to take place over several years. If the Council decides to proceed it will be necessary to draw up a priority programme. Due to the high cost involved the Council

CWPC Track 4 Maintenance 1999 - 2021

will have to take into account other competing claims of expenditure on the Council's resources.

Local residents are asked to let the Council know their view about these new tracks so these can be considered when deciding future improvements.

TG Councillors Ian Forbes & Liz Tebbutt

CWPC Expenditure 2010-2019

The following table summarises the expenditure by CWPC on track maintenance for a ten year period to 2019.

Year	Track	Work	Expenditure
2010/11			Nothing found
2011/12			Nothing found
2012/13			Nothing found
2013/14	6	Potholes opposite Village Hall	£850
2015/16	6	Surface drainage	£2,020
	2	Potholes	£24.50
	4	Potholes	£12.25
2016/17	2	Re-surface	£1,346
2017/18	2	Potholes	£200
	4	Potholes	£31.45
2018/19	6	Top half	£12,000 (excl. £2k from residents)
Totals	6		£14,870
	2		£1,570
	4		£43.70

Source: CWPC

CWPC Parish Newsletter – February 2021

The Common in Tylers Green is owned by the parish council. It is blessed with a number of tracks that serve houses that have a legal right to access their properties. These tracks are part of The Common and as with the rest of the open space land were included in the land registered as a Village Green in the 1960's under the Commons Registration Act.

The tracks are not public highways maintained by the County Council and, as you read this, the Unitary Council. They cannot now be paved for legal reasons and the funds are not there anyway. We are always seeking to improve them with support from the local residents.

Pothole maintenance by this council can limit the damage but the wear and tear can be reduced if the residents and other users:

- 1. Keep below the 5mph speed limit*
- 2. Turn slowly (as power steering wheels can drag the road surface apart)*
- 3. Reduce the damage from the weekly bin lorries – by moving bins nearer to the main road)*
- 4. Drag materials back into the holes yourselves (have an annual hole filling street party)*

The special status of Village Greens as open spaces for the enjoyment of all is protected by a number of Acts of Parliament.

It is illegal to dig up, drive over, park on or damage the surface of a Village Green. (See the Inclosure Act 1857 s12; The Commons Act 1876 s29; the Law of Property Act 1925 s193(4) and the Road Traffic Act 1988 s34(1).) The Parish Council has a legal duty to be cognisant of these laws in its management of the Common.

Please respect the growing number of No Parking signs and never impede emergency vehicle access anywhere.

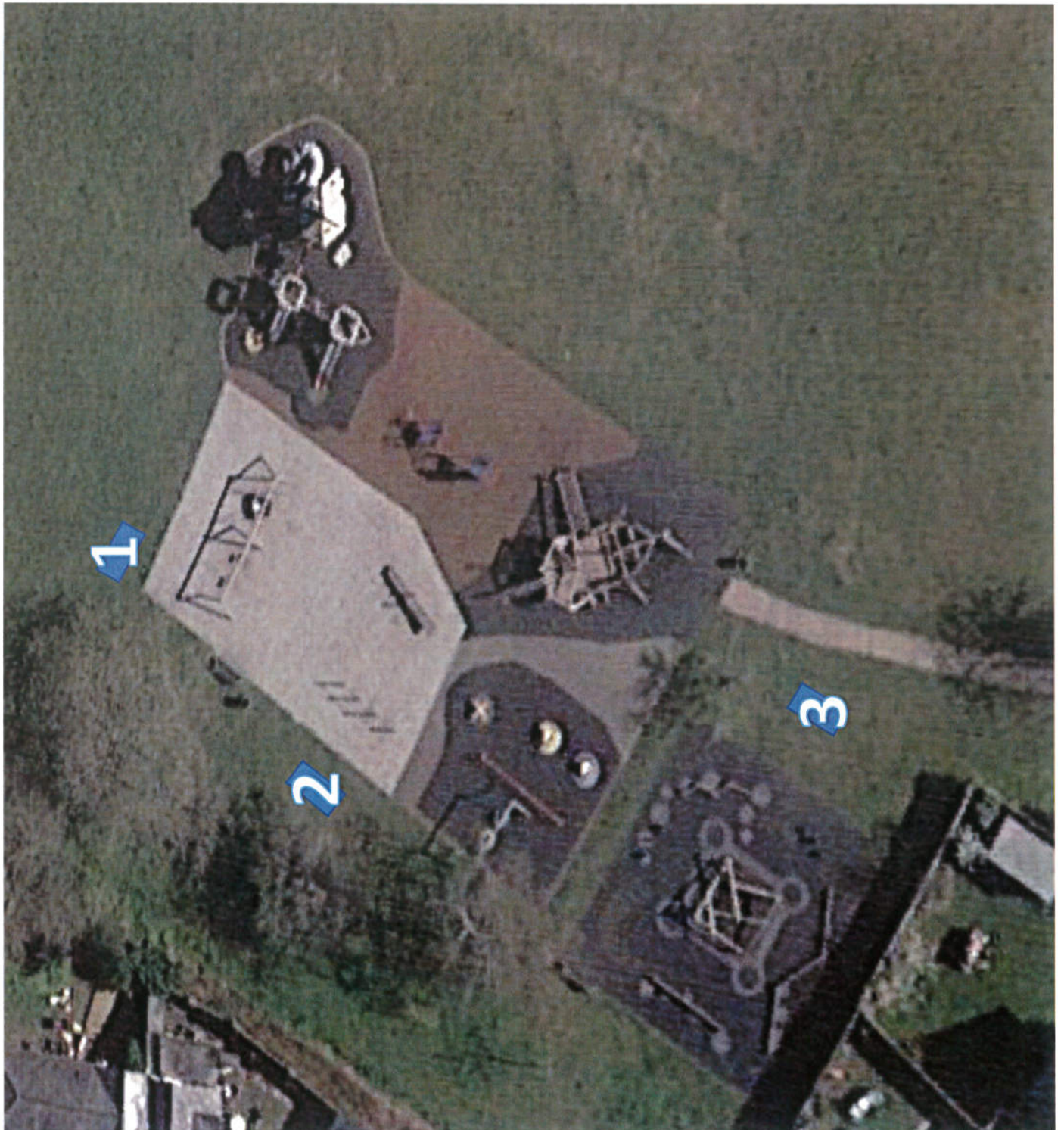
And finally, our thanks go to the residents of the short length just west of the Horse and Jockey pub. They keep the surface in great condition and no council bin lorry goes down it.

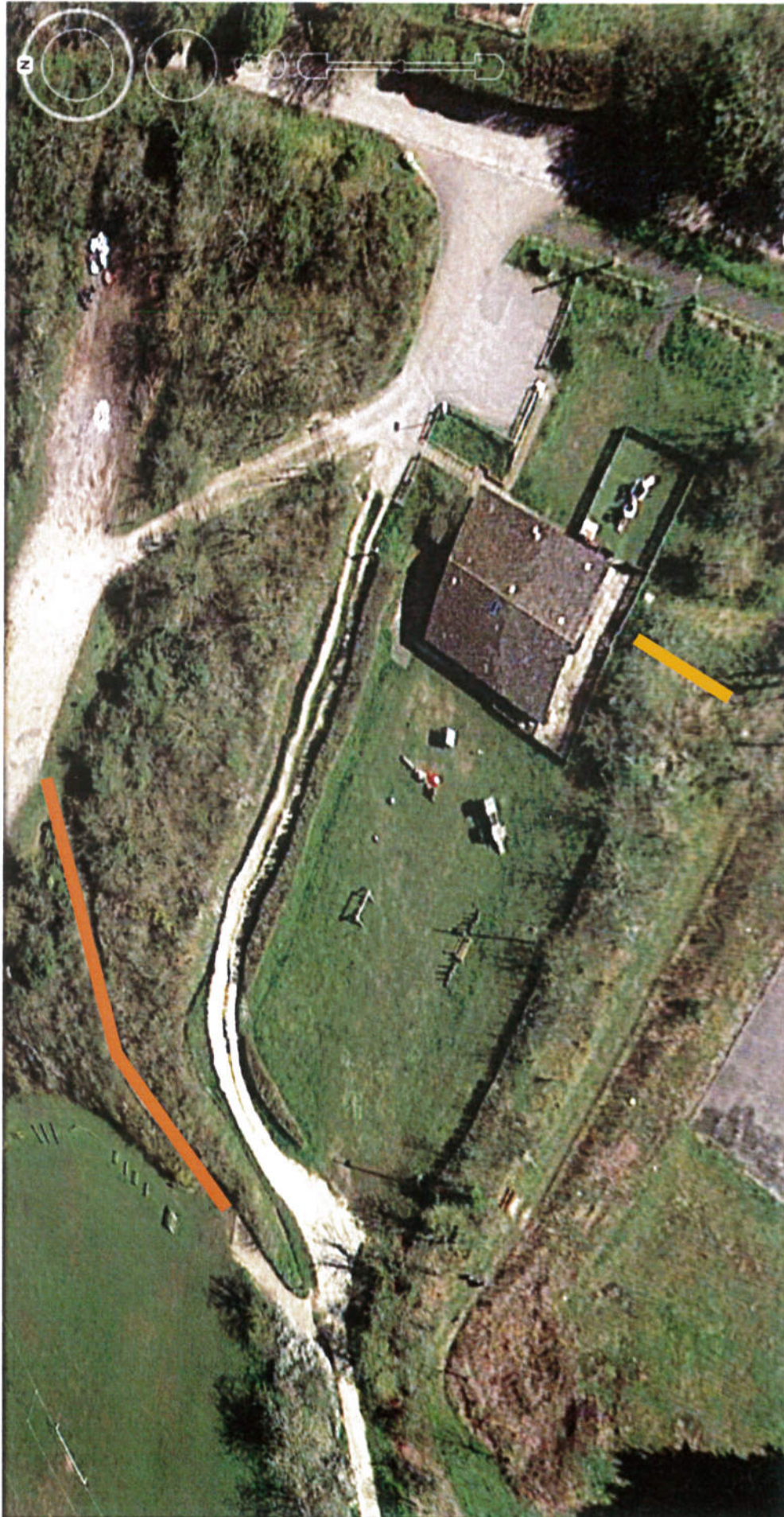
Track 4 Notes

OS Mtg June 2021

Notes

- Drainage – there are no drainage arrangements on this track
 - All proposals would exacerbate the run off
- Maintenance – remedial pothole works only
- Bin Lorries – CWPC have used their best endeavours to improve this position
- Finances –
 - £2k for TG Common Management in EMR
 - £5k for all expenditure on The Common in 21/22
 - General Reserve is healthy but has calls upon it
 - No formal commitment to significant improvements as yet (and therefore no Plan)
 - Failure of all residents to contribute has never been a bar to progression
- The Track – well consolidated with services under it
- No Through Road Signage for Track 4 has been purchased but there is an issue with siting the sign
- Last Proposal – Surtees proposed at a cost of £ 17,575.00 to do about half the track.
 - There were unquantified risks
 - £ 1,275.00 Had been spent on trying to understand and quantify these risks
- Rays Lane Surface –
 - No longer considered to be legally appropriate for a village green
 - Members would run risk of personal surcharge and or disqualification
- Clerk is continuing to seek a cost effective solution with competent contractors
 - A Track 6 solution is a possibility





	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
Open Spaces						
<u>101 General Amenity</u>						
4037 Grounds Maintenance	6,914	7,000	86		86	98.8%
General Amenity :- Indirect Expenditure	<u>6,914</u>	<u>7,000</u>	<u>86</u>	<u>0</u>	<u>86</u>	<u>98.8%</u>
Net Expenditure	<u>(6,914)</u>	<u>(7,000)</u>	<u>(86)</u>			
<u>102 Railway Land & Magpie Wood</u>						
4013 Rental	250	250	0		0	100.0%
4037 Grounds Maintenance	7,500	7,500	0		0	100.0%
Railway Land & Magpie Wood :- Indirect Expenditure	<u>7,750</u>	<u>7,750</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.0%</u>
Net Expenditure	<u>(7,750)</u>	<u>(7,750)</u>	<u>0</u>			
<u>103 King's Wood</u>						
1002 Permits	748	150	(598)			498.9%
King's Wood :- Income	<u>748</u>	<u>150</u>	<u>(598)</u>			<u>498.9%</u>
4037 Grounds Maintenance	8,000	8,000	0		0	100.0%
4059 Fees	1,950	2,000	50		50	97.5%
King's Wood :- Indirect Expenditure	<u>9,950</u>	<u>10,000</u>	<u>50</u>	<u>0</u>	<u>50</u>	<u>99.5%</u>
Net Income over Expenditure	<u>(9,202)</u>	<u>(9,850)</u>	<u>(648)</u>			
<u>104 Tylers Green Common & Pond</u>						
1002 Permits	483	1,000	517			48.3%
1004 Service Charges	177	100	(77)			176.7%
1078 Maintenance Costs Recovered	0	500	500			0.0%
Tylers Green Common & Pond :- Income	<u>660</u>	<u>1,600</u>	<u>940</u>			<u>41.3%</u>
4012 Water	728	1,000	272		272	72.8%
4014 Electricity	184	150	(34)		(34)	122.7%
4037 Grounds Maintenance	3,006	3,000	(6)		(6)	100.2%
Tylers Green Common & Pond :- Indirect Expenditure	<u>3,919</u>	<u>4,150</u>	<u>231</u>	<u>0</u>	<u>231</u>	<u>94.4%</u>
Net Income over Expenditure	<u>(3,259)</u>	<u>(2,550)</u>	<u>709</u>			
<u>105 Allotments</u>						
1001 Rents	5,608	4,200	(1,408)			133.5%
Allotments :- Income	<u>5,608</u>	<u>4,200</u>	<u>(1,408)</u>			<u>133.5%</u>

Detailed Income & Expenditure by Budget Heading 31/03/2021

Month No: 12

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
4012 Water	994	1,500	506		506	66.3%
4037 Grounds Maintenance	3,065	5,000	1,935		1,935	61.3%
Allotments :- Indirect Expenditure	4,059	6,500	2,441	0	2,441	62.4%
Net Income over Expenditure	1,549	(2,300)	(3,849)			
<u>106 General Recreation</u>						
1079 Miscellaneous	533	0	(533)			0.0%
General Recreation :- Income	533	0	(533)			
4037 Grounds Maintenance	7,988	8,000	12		12	99.9%
4060 Other Professional Fees	250	500	250		250	50.0%
General Recreation :- Indirect Expenditure	8,238	8,500	262	0	262	96.9%
Net Income over Expenditure	(7,705)	(8,500)	(795)			
<u>107 Derehams</u>						
1001 Rents	2,463	8,000	5,537			30.8%
1002 Permits	705	2,500	1,795			28.2%
Derehams :- Income	3,168	10,500	7,332			30.2%
4012 Water	823	1,400	577		577	58.8%
4014 Electricity	1,517	2,000	483		483	75.9%
4036 Property Maintenance	453	500	47		47	90.6%
4037 Grounds Maintenance	8,158	9,000	842		842	90.6%
4038 Maintenance Contract	115	300	185		185	38.5%
Derehams :- Indirect Expenditure	11,065	13,200	2,135	0	2,135	83.8%
Net Income over Expenditure	(7,897)	(2,700)	5,197			
<u>108 Dog Bins</u>						
4401 Waste Collection	4,604	7,000	2,396		2,396	65.8%
Dog Bins :- Indirect Expenditure	4,604	7,000	2,396	0	2,396	65.8%
Net Expenditure	(4,604)	(7,000)	(2,396)			
<u>109 Projects</u>						
4062 Projects	19,274	20,000	726		726	96.4%
Projects :- Indirect Expenditure	19,274	20,000	726	0	726	96.4%
Net Expenditure	(19,274)	(20,000)	(726)			
Open Spaces :- Income	10,718	16,450	5,732			65.2%
Expenditure	75,774	84,100	8,326	0	8,326	90.1%
Movement to/(from) Gen Reserve	(65,056)					

Detailed Income & Expenditure by Budget Heading 31/03/2021

Month No: 12

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
Grand Totals:- Income	10,718	16,450	5,732			65.2%
Expenditure	75,774	84,100	8,326	0	8,326	90.1%
Net Income over Expenditure	<u>(65,056)</u>	<u>(67,650)</u>	<u>(2,594)</u>			
Movement to/(from) Gen Reserve	<u>(65,056)</u>					

Month No: 2

Committee Report

Open Spaces101 General Amenity

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
4037 Grounds Maintenance	390	7,000	6,610		6,610	5.6%
General Amenity :- Indirect Expenditure	<u>390</u>	<u>7,000</u>	<u>6,610</u>	<u>0</u>	<u>6,610</u>	<u>5.6%</u>
Net Expenditure	<u>(390)</u>	<u>(7,000)</u>	<u>(6,610)</u>			

102 Railway Land & Magpie Wood

4013 Rental	0	250	250		250	0.0%
4037 Grounds Maintenance	500	4,500	4,000		4,000	11.1%
Railway Land & Magpie Wood :- Indirect Expenditure	<u>500</u>	<u>4,750</u>	<u>4,250</u>	<u>0</u>	<u>4,250</u>	<u>10.5%</u>
Net Expenditure	<u>(500)</u>	<u>(4,750)</u>	<u>(4,250)</u>			

103 King's Wood

1002 Permits	0	150	150			0.0%
King's Wood :- Income	<u>0</u>	<u>150</u>	<u>150</u>			<u>0.0%</u>
4037 Grounds Maintenance	429	8,000	7,571		7,571	5.4%
4059 Fees	0	2,000	2,000		2,000	0.0%
King's Wood :- Indirect Expenditure	<u>429</u>	<u>10,000</u>	<u>9,571</u>	<u>0</u>	<u>9,571</u>	<u>4.3%</u>
Net Income over Expenditure	<u>(429)</u>	<u>(9,850)</u>	<u>(9,421)</u>			

104 Tylers Green Common & Pond

1002 Permits	60	1,000	940			6.0%
1004 Service Charges	0	100	100			0.0%
1078 Maintenance Costs Recovered	0	500	500			0.0%
Tylers Green Common & Pond :- Income	<u>60</u>	<u>1,600</u>	<u>1,540</u>			<u>3.8%</u>
4012 Water	0	1,000	1,000		1,000	0.0%
4014 Electricity	16	150	134		134	10.4%
4037 Grounds Maintenance	0	5,000	5,000		5,000	0.0%
Tylers Green Common & Pond :- Indirect Expenditure	<u>16</u>	<u>6,150</u>	<u>6,134</u>	<u>0</u>	<u>6,134</u>	<u>0.3%</u>
Net Income over Expenditure	<u>44</u>	<u>(4,550)</u>	<u>(4,594)</u>			

105 Allotments

1001 Rents	0	5,100	5,100			0.0%
Allotments :- Income	<u>0</u>	<u>5,100</u>	<u>5,100</u>			<u>0.0%</u>

Detailed Income & Expenditure by Budget Heading 01/05/2021

Month No: 2

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
4012 Water	433	1,500	1,067		1,067	28.9%
4037 Grounds Maintenance	0	3,000	3,000		3,000	0.0%
Allotments :- Indirect Expenditure	<u>433</u>	<u>4,500</u>	<u>4,067</u>	<u>0</u>	<u>4,067</u>	<u>9.6%</u>
Net Income over Expenditure	<u>(433)</u>	<u>600</u>	<u>1,033</u>			
<u>106 General Recreation</u>						
1002 Permits	859	0	(859)			0.0%
General Recreation :- Income	<u>859</u>	<u>0</u>	<u>(859)</u>			
4037 Grounds Maintenance	110	8,000	7,890		7,890	1.4%
4060 Other Professional Fees	0	500	500		500	0.0%
General Recreation :- Indirect Expenditure	<u>110</u>	<u>8,500</u>	<u>8,390</u>	<u>0</u>	<u>8,390</u>	<u>1.3%</u>
Net Income over Expenditure	<u>749</u>	<u>(8,500)</u>	<u>(9,249)</u>			
<u>107 Derehams</u>						
1001 Rents	438	8,000	7,562			5.5%
1002 Permits	0	2,500	2,500			0.0%
Derehams :- Income	<u>438</u>	<u>10,500</u>	<u>10,062</u>			<u>4.2%</u>
4012 Water	619	1,400	781		781	44.2%
4014 Electricity	586	2,000	1,414		1,414	29.3%
4036 Property Maintenance	80	500	420		420	16.1%
4037 Grounds Maintenance	(183)	9,000	9,183		9,183	(2.0%)
4038 Maintenance Contract	0	300	300		300	0.0%
Derehams :- Indirect Expenditure	<u>1,103</u>	<u>13,200</u>	<u>12,097</u>	<u>0</u>	<u>12,097</u>	<u>8.4%</u>
Net Income over Expenditure	<u>(665)</u>	<u>(2,700)</u>	<u>(2,035)</u>			
<u>108 Dog Bins</u>						
4401 Waste Collection	1,050	7,000	5,950		5,950	15.0%
Dog Bins :- Indirect Expenditure	<u>1,050</u>	<u>7,000</u>	<u>5,950</u>	<u>0</u>	<u>5,950</u>	<u>15.0%</u>
Net Expenditure	<u>(1,050)</u>	<u>(7,000)</u>	<u>(5,950)</u>			
Open Spaces :- Income	1,357	17,350	15,993			7.8%
Expenditure	4,031	61,100	57,069	0	57,069	6.6%
Movement to/(from) Gen Reserve	<u>(2,675)</u>					

Detailed Income & Expenditure by Budget Heading 01/05/2021

Month No: 2

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
Grand Totals:- Income	1,357	17,350	15,993			7.8%
Expenditure	4,031	61,100	57,069	0	57,069	6.6%
Net Income over Expenditure	<u>(2,675)</u>	<u>(43,750)</u>	<u>(41,075)</u>			
Movement to/(from) Gen Reserve	<u>(2,675)</u>					