

**FIELDEND RESIDENTS' ASSOCIATION LTD
DIRECTORS' REPORT
OCTOBER 2012 – SEPTEMBER 2013**

1.0. Chairman's Introduction

The Fieldend Residents' Association (FRAL) was established in 1960 and ever since has been run by an elected board made up entirely of current residents who do this on a voluntary basis. Its main role is to ensure the smooth running of the estate in a cost efficient manner and to maintain the integrity of the Span development for the enjoyment of its residents.

During 2013 The Board has continued to work to ensure that Fieldend is maintained to a high standard and is financially secure. The Board continued to meet at regular 6 weekly intervals, published 4 newsletters, completed 2 house transfers and supported Fieldends many social events.

At the AGM on 12th February 2013 Helen Middleton-Price was elected to the Board. Helen has been an active board member and has recently taken on the role of Newsletter Editor.

The Board was therefore constituted as follows:

Chairman: Sarah Dietz (No 8)

Secretary: Joanna O'Sullivan (No 31)

Treasurer: Colin Hatton-Smith (No 6)

Gardens: Sally Stones (No 27)

Maintenance: Theo Williams (No 44)

Board Member & Minutes Secretary: Isabelle Epps (No 28)

Board Member & Newsletter Editor: Helen Middleton-Price (No 26)

After 6 years as a Board member and more recently Chairman, Sarah Dietz is stepping down at the AGM. Sarah will continue to run the Fieldend website. We are therefore seeking additional Directors to join the Board and nominations will be sought under Item 5 of the Agenda.

The Board continues to support the **Fieldend website** at www.fieldend.com. We have included a new parking page to give residents and visitors information about the parking restrictions on Fieldend and who is responsible for policing the road. We have also included a page giving residents information on "Porch Glass" and the planning process for installing the opaque laminate glass. The site has been kept up-to-date with photos from the Fieldend social events and the latest newsletters.

There were a few cases of fly-tipping on the perimeter road during 2013 and some minor vandalism. We thank residents for being vigilant and drawing these issues to our attention.

We thank Joyce Jacques (No 1) for her vigilant ticketing of motorists who park illegally and inconsiderately in Fieldend. We extend thanks to all residents who discourage inconsiderate parking and prevent Fieldend from becoming a public car park. The board has again been in contact with Newland House School, St Mary's college, the Council and the police urging them to support us in

our attempts to advise motorists. We have continued to try various combinations of warning signs and residents parking signs – none of which have much effect on persistent offenders. A review of the parking issue in Fieldend follows.

Parking

The Board agreed at the 2012 AGM to discuss further options for deterring illegal parking. We have had detailed discussions throughout the year with the Council and police about extending road-markings and signage. A page clarifying the parking rules on Fieldend has been added to the Fieldend website.

In 2013 the Board approached the Council to ask for the road markings on the entrance road to be extended. The Council receives numerous requests for yellow lines and has had to consider how to prioritise them. Consideration will only be given to yellow line markings where there is a history of personal injury collisions or where there are access issues for the emergency services. Neither criteria apply in the case of Fieldend. The council will therefore not extend the road markings (double yellows) or put up new signs.

The Board approached the Council and the local police for views and advice on Fieldend putting up our own signage to deter illegal parking. The view from both parties was that the existing Access Only signs are large and well lit. It is possible for Fieldend to put up its own signs on its own land but these should not state or imply restrictions that do not exist; ie: the wording should simply re-iterate that on the existing signs. The Board considered this option but has rejected it on the following grounds:

1. We see little advantage of simply stating the restrictions again. In our view, if motorists do not understand the Access Only rule or choose to ignore it they will do this regardless of the number of signs.
2. We believe the aesthetic of the Fieldend entrance will be spoilt by increased signage with little benefit.
3. The temporary signs work well when used tactically.

The Board also discussed the use of private residents parking permits. It was felt that the cost (monetary and time) of printing and administering of these would be prohibitive. The police would not be able to use the absence of these private signs as evidence for illegal parking; many offending motorists are savvy about the restrictions on Fieldend and will soon realise that these permits are not enforceable.

We have spoken at length with various members of the Richmond Safer Transport team who are responsible for enforcing the traffic order. They are sympathetic to our situation and have at times shown a presence at the entrance road to help educate motorists on the restrictions. Unfortunately they simply cannot spare the manpower to do this frequently. We will continue to request their presence at the key troublesome times.

The Board discussed the suggestion made at the 2013 AGM of making the Fieldend parking notices available to all residents. The Board feels that these are best distributed by a very limited number of volunteers as they are today. It is not always obvious if a car is parking illegitimately and a dedicated eye on which cars are persistent offenders is essential. This information is difficult to disseminate in a large group.

In conclusion, the parking review has shown that there is little more we can do as a Board or a community to deter the illegal parking. We will continue to contact Newland House School and the College at the start of the new academic years and ask them to inform their new parents/students of the local parking restrictions. We will put up temporary signs occasionally when we know events are taking place at the school/college. We will continue to leaflet. We have concluded that a guiding hand and polite requests are the best way to "discourage" students etc from turning Fieldend into a public car park.

2.0. Gardens' Report

The grounds continue to flourish being well maintained by Allen and team for which many thanks, thanks also to those residents who helped with watering during the summer.

Council approval for tree work was granted and this was successfully carried out by Out There Trees Ltd.

A tidy day was held in the spring and native primroses and snow drops were planted, once established they will naturalise and increase, a joy to behold. We encourage as many residents as possible to take part in these days. They enable us to improve the estate with planting and tidying that is on top of the normal Gardens work and keeps costs down.

There were issues with the green bins, this has now been resolved and we have every confidence that there will be enough capacity for all residents.

3.0. Maintenance Report

Following a largely successful repaint of the houses facades and windows in 2012, 2013 was the year for the doors to get some much needed attention.

The doors were originally separated from the painting programme for two reasons. Due to some poorly executed sanding and varnishing during previous maintenance rounds it was felt many doors needed stripping back to the veneer for proper, specialist restoration, they would also have their door furniture removed and cleaned. Realising this would be more costly than the usual coat of varnish it made sense to wait a year and do it properly, this way FRALs barren coffers could replenish themselves.

Once again many thanks to Jim Strike who led the way with enthusiasm and an almost puritanical zeal for keeping or reverting the doors to their original 1961 Span character. Having surveyed everyone's door and then submitting a wonderfully detailed document of recommended works for each household, Jim then turned Guinea pig and used his own front door to test the work of a promising specialist wood restorer he'd found.

All seemed well, the work and price very good, so Will Gardiner was engaged to undertake the work. Unfortunately, faced with renovating the remaining 50 doors, Will was soon found to be lacking some key workflow management qualities, namely turning up and communicating. Despite these shortcomings and with Jim's delicate encouragement, ever so slowly, the doors were rejuvenated.

However Wills organizational problems eventually meant he was relieved of his duties and, thanks largely to Jims hands on approach to finishing the last few, the door renovation programme was completed in October. As a result of a painting programme that is largely holding up and now the refurbished doors, at the end of the summer 2013 the 51 homesteads of Fieldend looked in rude health.

Repairs to a number of bollards in 2011 are also keeping them intact, apart from when they take a direct hit from one tonne of automobile. An unfortunate car V bollard incident on the south west corner of the main car park resulted in severe damage to both parties. Given this is the second time in 2 years that the bollard has been knocked over by a vehicle the incident has necessitated a rethink on the need for the bollard in Red Square's South West corner. We intend to experiment with no bollard and a painted parking limit line to help guide car parkers to leave enough space to reduce the potential for incident here.

A small amount of council maintenance on the perimeter road was undertaken – a result of limited cash available for road repairs. More repairs are being pursued and we soon hope to hear of a more substantial repair schedule to address the disintegrating surface in some parts of the road.

As usual the odd breakage and minor bit of vandalism was duly repaired, the lights remaining more reliable than usual thanks to bulb changes, previous repairs and the vigilance of Ian McCann.

Finally, a new addition to the furniture of Fieldend and enjoying plenty of action during an exceptionally pleasant summer were two new teak benches, one for each garden square.

4.0. Financial Report

We made a profit of £6,762 in 2012/13, compared to a loss of £11,558 in 2011/12. The Accumulated Fund at 30th September 2013 is £2,817 deficit, and Maintenance debtors at 30th September 2013 were £120.

The restoration of the front doors has been completed and this project cost £13,427 in total. With increasing maintenance costs for Fieldend, (tree work, repairing and replacing fencing, brick walls, and bollards etc), we may have some difficulty in reaching the planned repainting provision of £100,000 for 2016.

Therefore in order to build sufficient funds for the 2016 repainting, the board propose to increase maintenance charges to £100 per month from 1st October 2014, and to £110 per month from 1st October 2015.

In Conclusion

The Board members are extremely thankful to residents who have aided and supported their work over the past year. Your continued support of Fieldend is essential for the smooth running of the estate and maintaining its very special community feel.

As Fieldend ages, as the winds get stronger, the summers drier, and the rain wetter(!), the job of maintaining and improving the estate becomes more complex and expensive. 2014 promises to be another busy and challenging year for the Board. Unfortunately due to other commitments I will be standing down. I have thoroughly enjoyed the last 6 years on the Board serving as Chair for the last 3 of these. I leave you with a very committed and highly experienced team who are determined to be proactive and responsive to Fieldend's needs.

The Board submit this report and the accompanying Financial Statement to Shareholders for your approval and hope to see as many of you as possible at the AGM.

For the Board

Sarah Dietz
Chairman
Fieldend Residents' Association Ltd
January 2014