

**FIELDEND RESIDENTS' ASSOCIATION LTD  
DIRECTORS' REPORT  
OCTOBER 2013 – SEPTEMBER 2014**

**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-effective manner and to maintain the integrity of the Span development for the enjoyment of its residents.

During the 2013/14 financial year, 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 and published 4 newsletters. No Fieldend properties were transferred during this financial year.

During the 2013/14 financial year, the Board granted permission for two extensions to properties in Fieldend. Information about these extensions is available at the Richmond Council planning website: [http://www2.richmond.gov.uk/PlanData2/Planning\\_Search.aspx](http://www2.richmond.gov.uk/PlanData2/Planning_Search.aspx). The Board would like to remind residents of their obligation under the Scheme of Management to obtain the Board's approval for any work that will affect the external appearance of a Fieldend property. The Board advise residents to contact them at the earliest opportunity to discuss their plans.

**At the AGM on 12<sup>th</sup> February 2013** Sarah Dietz stepped down as Chair of the board. The Board and the residents thank her for her service to the community for which we are all very grateful. As a result, the registered office of FRAL was changed to 31 Fieldend.

The Board was therefore constituted as follows:

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)

Since Sarah's departure, the Directors have shared the Chair's responsibilities between them. The Board has been exploring alternative ways to communicate with residents, engaging in more face-to-face discussions including inviting residents to attend Board meetings to discuss particular issues. The dates of the next two meetings are published in each FRAL Newsletter to enable residents to table issues they wish to discuss.

Following an appeal at the last AGM for new Directors, Sarah Chudleigh stepped forward and agreed to take up a position as Board member pro tem since October 14.

We are sad to announce the retirement of Colin Hatton-Smith from the role of Treasurer and from the Board. We are all very sad to see Colin go as his accounting skills and knowledge of the Fieldend books has been invaluable. Sarah Chudleigh has kindly agreed to take on Treasurer duties and has been engaged in a hand-over process with Colin pending her formal appointment to the Board.

The Board continues to support the **Fieldend website** at [www.fieldend.com](http://www.fieldend.com). There is a new Gardens page and, following input from residents, the parking page has been amended to make information about parking restrictions clearer both to residents and to people visiting Fieldend. The site has been kept up-to-date with photos from the Fieldend social events, the latest newsletters and information about Fieldend properties for sale.

The Board is not aware of any cases of fly-tipping during 2013/14 financial year but there was one incident of minor vandalism to cars parked on the perimeter road. The Board continues to engage with Richmond's Crime Prevention Officer on these occasions. 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 also thank Roger Joiner (No 4) for assisting the Board with keeping information up-to-date and being a source of valuable knowledge about previous parking initiatives. 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.

## **2.0. Gardens' Report**

The grounds continue to flourish thanks to the efforts of Allen and team. There has been on-going rejuvenation; older shrubs are either pruned or replaced, pathways maintained and the grass reseeded where needed.

In April a tree survey was carried out by OTT to create a tree management plan and identify trees that needed urgent attention.

The Board received correspondence from neighbours outside Fieldend whose gardens back onto the triangle. With the Board's permission they are seeking council approval to prune back overhanging branches.

We are also seeking council approval to prune back the large plane tree behind numbers 32-34.

We have had several successful tidy days. The Board has increased attendance at the tidy days this year by combining the usual litter picking, weeding and bulb-planting with other activities for the kids. In the spring, Joanna (no 31) organised an Easter egg hunt. In the summer Sarah (no 10) led the children making log piles for insects in the wilderness area and the day was completed with a barbecue. We look forward to more tidy days a great way to help and meet the neighbours.

A big thank you to everyone involved and of course thanks to Allen and team.

### **3.0. Maintenance Report**

A major challenge for maintenance and a dominant force during the winter of 2013/14 were a series of howling gales. These overpowered and destroyed some of Fieldend's more ageing **wooden perimeter fences**, particularly the long fence on the south of the perimeter road. Approximately 50 meters of this fence gave up the ghost during the storms (not helped by some abuse emanating from the Teddington Park Road Side). Residents acted as quickly as possible, clearing the debris, with builder Paul Spence doing great work repairing the fence, also in quick time. That fence is solid for now but we expect other sections will unfortunately need replacement /repair work over the next few years.

Similarly many of the **brick perimeter walls** on the estate are showing their age. Last year 2 troublesome sections of brick wall were rebuilt by Paul, using reclaimed bricks to create a seamless, sympathetic repair. Paul also helped us solve a very difficult roof drainage issue in the entrance road garage black. With many of the estate's roofs draining into 54 year old soak-aways, it's inevitable that many of these are fully silted up and increasingly ineffective. Expect more issues from these in the future.

The **Maintenance/Garden Storage Area** has now been refurbished and is no longer a weed strewn, rat infested dump. It's now a far more useful, practical space. In here we can securely store recyclable materials and tools and also store wood in the lead up to Bonfire Fight Night .

After several years of investment in upgrades to the non council maintained garden and path **lighting** on Fieldend, only minor work on bulb and unit maintenance was required last year. Almost the whole estate now uses long lasting and efficient LED bulbs meaning greatly reduced bills and increased reliability. Once again, many thanks to Ian McCann for his vigilance in overseeing electrical affairs on the estate.

Less than 2 years since the completion of the 4 yearly painting programme, it became clear that there were problems with the integrity of the paint on some houses fascia boards. This mainly manifested itself as bubbling, flaking sections of white paint. We saw this problem as representing an unacceptable threat to the integrity of the cladding wood. Those houses worst affected were earmarked for an **intermediate paint repair programme**, again carried out by Paul Spence. I'm glad to say this work has arrested the decline in appearance of the fascias of many of the worst affected houses. While it can be argued that Avalon, the original paint contractors, should be held liable for the shortfall of workmanship which went on to cause this failure, it was felt by the board that they had undertaken the agreed snagging programme in early 2013 and so had fulfilled their original contract.

Lastly, it was hard to ignore the very busy weekend in March when LBRUT's road resurfacing contractors dramatically replaced the roads. It was a stroke of luck that the council were able to fund the **complete resurfacing of the estate** and has meant we have been able to continue the trend of improving the appearance and integrity of Fieldend's infrastructure without it costing FRAL a penny!

#### **4.0. Financial Report**

The accounts show we made a Surplus on Ordinary Activities of £4,026 in 2013/14, but brought forward an Accumulated Deficit of £2,817 from 2012/13. At 30th September 2014 the Accumulated Fund therefore stood at a surplus of £1,209. Maintenance debtors were £420 and other debtors £1,251 (mainly the provision of shiplap) at 30th September 2014.

Whilst there were no major maintenance projects during the year, the general maintenance costs are ever increasing (tree work, repairing and replacing fencing, brick walls, and bollards, etc.) and we will have difficulty in reaching the planned repainting provision of £100,000 for 2016. At 30th September 2014 the fund for the provision for repainting stood at £15,000. The board propose to increase maintenance charges to £110 per month from 1st October 2015 as outlined at last year's AGM.

#### **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.

The Board is always on the lookout for ways in which we can improve how they serve their community and would welcome any suggestions from residents. Board member details are available on all newsletters and on the Fieldend website. We would also encourage residents to use the new [chairfral@gmail.com](mailto:chairfral@gmail.com) email address for correspondence.

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

Joanna O'Sullivan  
Secretary  
Fieldend Residents' Association Ltd  
January 2015