

FIELDEND RESIDENTS ASSOCIATION LTD

DIRECTORS' REPORT

OCTOBER 2019–SEPTEMBER 2020

1. Chair's introduction

What an unusual year on Fieldend. We have had to cancel most of our community events – summer 60th anniversary party, bonfire night, Christmas carols – but the sense of community has continued to grow on the estate. There have been music concerts, birthday sing-a-longs, jigsaw swaps, impromptu drinks on the green, Christmas windows, and many more friendly 'hellos' when passing neighbours taking their daily exercise. Neighbours have pulled together to help each other during hard times, delivered shopping, fetched supplies, and kept watch over one another. I cannot imagine a better place to be during a lockdown.

Despite the restrictions we have managed to press on with several projects and continue with the routine management of Fieldend. Allen and the gardening team have been able to work throughout the year, as has Mick the window cleaner. We were eventually able to start the painting project and residents have done a huge amount of work on their houses to bring them up to standard for painting. We have improved the fabric of the estate and we are very grateful for residents' help spotting and fixing problems when they arise.

We have facilitated 2 property sales and continue to help with garage lease extensions when they arise, both activities take up an increasing amount of time due to growing number of questions from solicitors. We are thrilled that Fieldend has been selected by Historic England to be listed as Grade II in the Register of Parks and Gardens, part of the National Heritage List for England. This reinforces what we all know about Fieldend – that it is one of the finest examples of SPAN architecture and landscaping in the country.

The estate is aging and becoming more expensive to maintain. We believe the service charge paid by residents is incredible value for money, there are several big maintenance projects on the horizon that mean we need to keep this charge under review.

The Board has met regularly through the year, in person and virtually depending on the restrictions. We continue to produce quarterly newsletters and have switched to delivering electronic versions where possible to save on costs and trees! We have supplemented the newsletters with frequent "Fieldend Notices" emails to help keep residents connected during the year. We would like to thank Kate Thomas who stepped down as minutes secretary last year, and Jean Ridley-Thomas who briefly took her place.

Parking continues to be an issue, although periodic school closures has meant inconsiderate parking has reduced this year. In November 2019 the yellow lines on the entrance road were extended, and we continue to build a positive relationship with the headteacher of Newland House School who holds a firm line with his parents about local parking issues.

Looking forward to 2021, we will be focusing on completing the painting project; resurfacing the front garage block; updating guidance to residents on house maintenance and planning restrictions; and begin work upgrading the garage electricity supply to allow for EV charging.

2. Garden's Report

A challenging year when we all appreciated the value of our green space. We walked, partied, and sang some even danced!

There were several tidy days, bulbs and wildflowers were planted and litter picked. During the first lockdown a team tackled the beds by Newland House and the play area, digging out sapling and ever-present weeds.

The newly planted silver birches planted at the entrance did not survive, happily thanks to many waterers their replacement have survived. Tree surgery happened and several trees were felled they will be replaced, and we plan to keep planting silver birch as the older trees die.

We had the distinction of being granted grade 2 listed status and added to the Register of Parks and Gardens, part of the National Heritage List for England. We would like to thank Zoe Fudge who applied for and won a set of saplings for a foraging hedge. Zoe also organised its planting on the triangle and by the sub-station (or "burnt-tree corner" as some of us know it).

Huge thanks to everyone who has helped keep the estate alive and flourishing and of course to Allen and team for their continued care.

3. Maintenance Report

ENTRANCE ROAD

This period saw the completion of the campaign to refresh the entrance area to Fieldend by upgrading some tired bits of street furniture to add to the new wooden bollards fitted the previous year.

The FIELDEND entrance sign had already had new lighting installed but this only accentuated its ineffectiveness. A new sign was designed and commissioned in moulded resin. This is a very long-lasting substance that, being 3D in structure, is much more visually impactful and solid. The result signifies Fieldend's status as a place of architectural and social importance.

Also, the nearby, and original, 'Borough of Twickenham' Fieldend council road signs that mark the entrance from Waldegrave Park were restored using enamel paints. These are council signs, but they were never going to do the work and it was decided a small effort by us represented good value.

Finally, the cobbled surround and small garden under the large conifer outside Nos1 & 2 was relandscaped. Using large oak sleepers, Allen raised and enlarged the garden area to great effect, creating a welcoming feature along the entrance road.

Overall, these improvements, alongside some new planting, have smartened up the whole entrance area to great effect.

GARAGES

The 2 main garage blocks have suffered from failing guttering for many years. There were several issues that needed to be overcome, not least that due to general subsidence the garages have moved and the gutters along with them. This was causing water to back up and detritus to collect. The original system was made up of very heavy steel 6" box guttering, the barge boards they were attached to were weakening and the gutters were often slumping or unable to hold water at the joints, they also had very bad paint layering. The solution was to fit new boards and powder coated black aluminium gutters. These could be set level so they drain correctly and efficiently.

At the same time the roofs were cleaned of moss, a great many failing nails were replaced, and a few sections of the corrugated sheeting replaced. These gutters will now never need painting again and the roofs will be cleaned every 2 years to prevent moss build up.

The small entrance road garage block also had new weatherboards fitted in preparation for the repaint.

PAINTING

By early 2019 surveys of woodwork of all houses had been undertaken and reports delivered by Mark Tullet in order to provide residents with the maximum possible window of time to prepare their houses for the 2020 repaint.

A new colour scheme was chosen by a (non-rigged) democratic vote with work due to start in April. We all know what happened in March 2020 and Mark Tullet, who lives in Poland, was unable to travel to the UK until early June when, in fact he did travel here on one of the first flights available. Again, due to Covid, there were issues with paint supplies. Despite all these headwinds nearly 20 houses were painted before Mark had to return to Poland in early August. Fieldend resident and architect Tim Bystedt was commissioned to undertake reports on Marks work and has kept a careful eye on the work so far.

Mark returned to Fieldend in September and managed to complete several more houses before the autumn weather made progress impossible. We coordinated work so that no houses were left vulnerable over winter.

Our thanks go out to Barbara Atherton who, once again, provided crucial support to the Board by coordinating between Mark & residents to create a workable schedule. This was especially challenging as, once again, quite a few houses were not ready for painting on time.

Houses 24-41 remain to be painted this year plus the garage doors, fencing and most of the rear gates. Mark will also treat all the front doors and paint the footplates. While we can only guess at the future, we are hopeful that the program will be completed by summer 2021.

4. Financial Report (Year ending 30.09.2020)

With the Covid-19 outbreak restrictions affecting our activities during 2020 we have still to complete the 2020 repainting which will now extend into 2021. We have also been unable so far, to celebrate the Fieldend 60th anniversary.

We have financed the replacement of the garage gutters, garage fascia repairs and cleaning of the garage roofs from the 2020 repainting fund. The cost of this work came to £15,665.

We have so far spent £52,610 on the repainting and there are approx. costs of £60,000 to complete the project. We have £65,000 remaining in the repainting provision.

Other costs have fallen within budget except for electricity costs but, we have now moved onto a better electricity tariff with BULB, which is also a 'green energy' supply.

Our accumulated fund (general reserve) has increased from £12,408 to £22,928 as at 30th September 2020.

Maintenance contributions have remained at £130 per month for three years. In order to cover gradually increasing costs and to obtain a provision of £140,000 for the next repainting in 2024, the board recommend that maintenance contributions are increased to £140 per month from 1st October 2021.

In conclusion

The Board is extremely thankful to residents who have aided and supported its 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 keen to improve how it serves the Fieldend community and would welcome any suggestions from residents. Board member details are available on the newsletter and on the Fieldend website.

The Board submits 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

Chair, Fieldend Residents Association Ltd

January 2021