

FIELDEND RESIDENTS ASSOCIATION LIMITED
Registered London 647147
Registered Office: 7 Fieldend, Twickenham, TW1 4TF

DIRECTORS' REPORT
OCTOBER 2024–SEPTEMBER 2025

1. CHAIR'S REPORT

We met 6 times in 12 months and despite there always being urgent matters at the top of the agenda, the board still found time to discuss ways to enhance and improve our estate.

Using email and the occasional newsletter residents were kept updated and contact with neighbouring houses dealt mostly with concerns about overhanging trees and bonfire night.

Festivities had a very good year; our annual fireworks party was again expertly delivered by Jo & Killian and well attended by residents and friends. December saw another excellent array of Christmas window displays plus a well attended Directors' festive drinks. Residents were also serenaded on their doorsteps by some splendid carol singing organised by Gili.

It was the Summer party that will live long in the memory - Fieldend's 65th birthday uncorked a heady burst of community spirit with subcommittees galore! It all came together on a perfectly sultry 1st of July. Many thanks to all who played their part in making this such a special day for our peaceful parcel of South West London.

Having hosted another film crew for a few days the FRAL coffers benefitted to the tune of £6,000. Unfortunately not all visitors came bearing gifts, there was daylight robbery of a garage or 2, a few car break ins, the odd nitrous oxide party and most intriguingly, a mysterious poo bag flinger. This particular visitor took the trouble to bag up their dog's doo-doo then lob it onto the nearest garage roof. Fortunately this faecal felon appears to have taken their unwelcome habit on to pastures new. Even so, these various acts has led the board to trial the installation of a few dummy CCTV cameras. These are now in place and appear to cover the access road and some garage areas. It's impossible to know if this fakery helps, but it can't hurt.

Sadly, after a long illness, we lost longtime resident of no40, Stuart Thompson, and more recently Mark Ashton of No16 Waldegrave Park, however we recently welcomed new resident Kenneth Simms, a big advocate of Span & his new home, Fieldend.

Our thanks go to Sarah Dietz once again for keeping the website intelligible and packed full of useful information, and we thanks all the others who take time to contribute to our community's success

Theo Williams, Chair

2. THE GARDENS

The orchard on the triangle had its first fruits of few apples and pears, with the under planted lavender having helped with pollination. A picnic bench was added and fitness classes were held.

In March the annual tree survey was undertaken to establish the health and vigour of all the trees . Most of our trees are covered by the conservation order meaning permission for any work has to be granted by the council, which can be a lengthy process!

When, in July, we celebrated Fieldend's 65th year Allen and his team worked extra hard to ensure the grounds were at their best, new turf and shrubs created new mini vistas helping link up our two squares.

Summer was not without the now commonplace challenges of heat and drought . Thankfully no hose pipe ban though, and we are fortunate to have taps around the estate so well done to those who helped water plants and keep us afloat. Burnt Corner was established as a wildlife area, a small pond, logpile and stag beetle tower. Wild flowers were planted, the teasels were a triumph !

Lastly, many thanks to all those who turned out for our tidy days. These brief bursts of bulb planting, wedding and litter picking really do make a difference.

Sally Stones, Gardens Director

3. PLANNING & CONSERVATION

The 24>25 year saw ongoing and planned extensions and renovations at No1, No8, No9 & No32. The board gave appropriate guidance and advice, all with the aim of maintaining Fieldends' widely recognised status as The Best Preserved Span Development in London.

Residents were also helped to keep the estate as original as possible in smaller ways - Redundant Satellite dishes were removed, porch details corrected & wobbly walls rebuilt. Replacement windows made by local joiners were installed in more houses, really helping enhance and lift the estates overall appearance.

The board's greatest current conservation concern is being caused by heavy handed council funded repairs to the adopted pavements - we are actively working on a plan to address this: See later item in the AGM agenda.

Overall, the estate remains in good and overall improving condition. However, residents are reminded that any external changes, other than genuine like-for-like replacement, require approval from FRAL and planning consent from Richmond prior to starting any construction. If there is any doubt about what permissions are required, please consult with the FRAL board before proceeding.

4. GENERAL MAINTENANCE

The bi-annual joint roof cleaning programme continued with Dan's team trawling the roofs for leaves and mulch, also providing useful feedback on any unseen issues. On the entrance pathway, new super efficient LED bollard lights were installed giving brighter illumination at much lower energy cost.

A large London plane tree planted too close to 2 garages in the entrance road block were causing serious structural damage. Only one solution was viable so permission was sought to fell the tree. Allen did the deed and ground out the stump. The pressure beneath the wall receded and soon after deft brickwork and pointing by Allen resulted in a complete and satisfactory repair to the garages. Elsewhere on the estate Allen continued to lift and re-lay various paving slabs to reduce trip hazards.

The Gardens & Maintenance storage area had an exciting makeover. A new wheel barrow & small vehicle friendly ramp now leads up to the double width entrance at the upper level. A lockable gate leads into a level gravelled space with small storage shed and carefully planned zones for blocks, slabs, tools, ladders, salt & large bags for leaf composting.

The final and biggest project of the year was to complete the main car park renovations. This comprised of removing the failed concrete slabs and bollards from the eastern edge of the main car park and replacing them with a grid and gravel solution that hugely benefits drainage and future maintenance requirements. Reds Landscaping once again delivered fantastic value for money along with high quality finishing details, such as elegant new cobble borders around the tree trunks. The remodel allowed us to lay out 6 parking spaces where there was once 7, generating helpful extra door opening space for our corpulent modern cars. This project marks the end of a years long push to renovate the estate's most degraded assets.

The 2024 painting Joint Painting Programme snagging was completed. However a few *past their best* rear gates are still letting the side down, these can no longer be held together with thick layers of paint and filler and will be beyond critical come the next repaint in 2028.

Theo Williams, Maintenance Director

5. ELECTRICITY REPORT

Fieldend's power supplies are now smart metered and on a renewable energy tariff. As a reminder, we ask that residents avoid using the garage power supply for EV charging for safety reasons and also because the garages are not individually metered. We also ask that anyone who is regularly using the electrical supply (for freezers, etc) contact FRAL to work out a contribution towards the electrical cost.

It's been great to see the number of electric vehicles (EVs) increasing year by year. For those EV owners (and any residents guests) we have three dedicated 7kw EV chargers installed on the estate. To use the chargers, please download the Clenergy app and then scan the QR code or enter the charger ID on the charger. In the app, you can view the current tariffs (peak and

off-peak). We hope to see the EV adoption continue.

Tim Bystedt,

5. FINANCIAL REPORT

Draft Financial Report, for Year Ended 30.09.2025

Our operating surplus in 24>25 was £8,678 on activities for the year ended 30th September 2024 and our accumulated fund (general reserve) carried forward stood at £40,546 as of Sept 30th 2025. We have since transferred £20,000 to bring this reserve to £60,546.

In advance agreement with our decorator Mark Tullet we have made an allowance for a cost of £2100 per house, with an additional £11,000 put aside for surveying and management fees. Our projected total cost for the 2028 repaint is £118,100. Our annual repaint provision of £30,000 for the next 2 years means we will accumulate just over £125,000 by April 1st 2028.

The £8,678 surplus is due to keeping within our spending budget for the year and also the benefit of £1,598 interest on our bank deposits.

Lesley Alexander, Finance Director

The board submits the accompanying Financial Statement to Shareholders for your approval and hopes to see many of you at the AGM.

For the board



Theo Williams, Chair, Fieldend Residents Association Ltd , January 30, 2026