

**FIELDEND RESIDENTS ASSOCIATION LIMITED**  
Registered London 647147  
Registered Office: 21 Fieldend, Twickenham, TW1 4TF

**DIRECTORS REPORT**  
**OCTOBER 2021–SEPTEMBER 2022**

**1. CHAIRS REPORT**

It's been another 12 months of improving community relations & shared activities for the residents, their families and friends to enjoy. Fieldend has now been a great place to live ever since it was completed 63 years ago and, while people have come and gone, the physical space has either remained the same or been improved. To preserve the unique character of this estate it's crucial this trend is maintained so this year the FRAL board has continued to invest in gardening, tree works, groundworks, plus an array of minor repairs and major upgrades. These efforts, building on the many enhancements of recent years, are now really paying dividends as the fabric of the estate continues to improve.

In November there was a well attended bonfire night party with fireworks, food and quaffable hot drinks. Unfortunately the threat of the C19 Omicron variant spoiled most indoor socialising so Xmas drinks were taken on people's doorsteps instead. However this was a great chance to enjoy the now embedded tradition of advent window xmas displays plus some carol singing.

A fine summer saw Fieldend back to its sociable best with a number of informal gatherings and mini gigs organised by proactive residents, supported by the board. In June there was the brilliant Jubilee Jazz party and later some brave souls congregated to watch a half decent England football team win - and then, of course, heroically lose. In July, the summer party and then... a brutal drought.

The gardens and facilities continued to be maintained and occasionally remodelled by Chris and Allen, the windows, as ever, were nicely cleaned by Mick. Hearteningly there was an almost complete lack of garage breaks ins, vandalism and unwelcome incursions. Unauthorised parking, while always needing to be monitored, thankfully did not escalate, remaining at manageable levels.

The directors continued to meet roughly every 6 weeks, publishing quarterly newsletters and other general interest notices mostly by email. The website was kept up to date by Sarah Deitz. The board has offered advice and guidance to residents seeking to extend and repair their houses plus we've maintained close relations with key council departments, St Mary's University and Newlands House School.

The board helped facilitate 2 house moves, with Fieldend welcoming 2 new families; Sarah, Ed & Thomas moving into No 26, then Miles, Meri & Matilda into No1. It's especially heartening to see how the original SPAN concept of open plan housing set amongst landscaped parkland, carefully attuned to the needs of young families is as valued today as it was when the showhome (No1) first opened its doors in 1960.

Sadly, we said a final farewell to 2 residents who had been among those early adopters; Jimmy Rogers of No16 & Geoff Lloyd of No23, both *Class of 1960 Fieldenders*.

**Theo Williams, Chair**  
**2. GARDENS**

What a year! We had a dry mild winter followed by the hottest summer on record. A challenge for any garden. Newly planted trees and shrubs were kept alive by regular watering , thanks to everyone who helped. We are fortunate to have communal taps in most areas of the estate so hoses could be used until the ban.

We had the annual tree survey, thankfully no disease was found, just very large trees. The larger trees which need pruning are done on a rolling programme to spread the cost .

The Childrens play area had a major revamp. The muddy turf was removed and artificial grass was laid with smart borders added transforming the area so that it can now be enjoyed safely and cleanly all year round. This combined with the new fencing has really smartened things up.

Several of the flower beds also had a makeover, with failing conifers removed and new shrubs and ornamental grasses planted in their place.

Tidy days were held to help keep the plastic wrappers and fast food containers under control. Thanks to all our volunteers for taking part. It is a chance to meet other residents, engage the children with their environment and have fun . Everyone is welcome if only to chat and share their thoughts

Finally thank you to everyone for all your comments and help. The gardens belong to us all and are there to be enjoyed .

**Sally Stones, Gardens Director**

### **3. PLANNING & CONSERVATION**

The owners of No 14 Waldegrave Park applied to London Borough of Richmond Council for planning permission to build an extension, the design of which had been previously approved by the FRAL board. Planning permission was granted, unfortunately what was built deviated from the approved design. Furthermore conditions attached to the FRAL approval, requesting additional detail of material choices and window design, were not subsequently submitted. Building was paused, revised drawings that reflected what had been built were submitted to the planners to which the board submitted written objections. The objections related to the height, the window design and the material selection. The board's comments were considered, some further drawing amendments were requested and planning permission was granted. The Council's consent required adaptations to the height (the extension was lowered by two brick courses as a result) and fascia treatment, these changes were carried out. The planning officer did not request any changes to the side elevation window design. The board finds this outcome detrimental to the uniformity crucial to Fieldends aesthetic appeal and historic importance. We have written to the planning department stating our disappointment with the outcome of this process and the lack of support we felt we received from the planning officer as caretakers of an historic asset. We await a response.

The board is now in determined mood to prevent any future deviation from agreed planning reoccurring by firmly requesting that residents not only consult the board at an early design stage in order to gain approval, but also strictly adhere to the agreed details of the design and materials selection.

As energy costs spiral, options for green and lower cost energy source technology installations are being enthusiastically explored. The Conservation Area status does mean careful positioning and installation is required. An air source heat pump has been successfully installed at No12 and the board is exploring the viability of solar panel installation.

**Tim Bystedt & Zoe Fudge, Planning & Conservation Directors**

#### **4. MAINTENANCE**

Thanks to better reliability from electrical fittings and in other areas 2021/22 was actually quite low in cost for running repairs, this allowed us to tackle some larger scale refurbishments of areas that were in dire need of attention.

Having almost completely disintegrated, the 200 square metre area of tarmac in the Front Garage Block area was completely replaced, the tree base surrounding having already been reduced and remodelled. In accordance with its status as a conservation area, the original blue cobblestone lines marking garage separation were carefully reinstated by the carefully selected and excellent contractor; Jim Scott.

Drains have been tricky, several blockages have occurred and Thames Water has attended each time to rectify. A combination of ageing sewer pipes and slow to dissolve wet wipes being flushed into the system are apparently to blame.

The exposed South Perimeter Fence keeps us busy as ever with a complete collapse of a section shared with a Teddington Park neighbour on the triangle. It was impossible to identify who was responsible so costs were split 50/50 with good results.

At our prompting, the council attended to several paving slab issues on the adopted pavements, and some small defects on our sections were rectified by Allen and his team.

**Theo Williams, Maintenance Director**

#### **5. FINANCIAL REPORT for year ending 30.9.22**

We made a loss of £7,430 on our activities for the year ended 30<sup>th</sup> September 2022 and, our accumulated fund (general reserve) carried forward now stands at £17,692.

The modest loss is down to the combined costs of resurfacing the garage block tarmac, resurfacing and remodelling the childrens play area and the investment in installing three dedicated 7KWh EV charging points.

Despite the fluctuating and inconsistent electricity prices over recent months, we are confident that these EV charging points will prove beneficial to residents over the long run, helping encourage uptake of these vehicles. We are working on installing electricity smart meters which will enable us to obtain discounted electricity rates for overnight charging of vehicles.

Maintenance contributions have been increased to £150 per month with effect from 1<sup>st</sup> October 2022. This increase should help us manage the increasing costs of supplies, services and maintenance over the next couple of years.

With regard to the next repainting in 2024, we currently have £70,000 in our provision and are on course to achieve a provision of £140,000 for the next repainting in 2024.

**Financial Director, Colin Hatton-Smith.**

### **In Conclusion**

The board is grateful to all those residents who have assisted our efforts over the past year to maintain and improve this unique shared asset we all enjoy. As ever we encourage new ideas and suggestions for improving matters still further.

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

**For the board**



**Theo Williams**

**Chair, Fieldend Residents Association Ltd**

**February 6, 2023**