

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

DIRECTORS' REPORT
OCTOBER 2023–SEPTEMBER 2024

1. CHAIR'S REPORT

The FRAL board met 7 times in 12 months and kept up a constant dialogue with residents via email. The website was maintained for another year by Sarah Dietz and we continued to hold close relations with key council departments, St Mary's University and Newlands House School.

The year started with an unexpected splash. A failed Thames water main in Waldegrave road caused what could have been quite a catastrophic flood at Fieldend. However the community rallied round and the damage was limited. As thousands of gallons poured down the entrance road it was soon clear it was all too much for the inefficient storm drains on our perimeter road. Straight away residents sprang into action, keeping each other informed, moving vulnerable cars, getting wet feet and having fun building dams. With water ending up over 2 feet deep in places it was very fortunate that no houses were damaged, however quite a few garages and one car took a soaking. The FRAL board helped with insurance claims and then pushed the council to improve our perimeter road storm drain efficiency.

Neighbourly relations were enhanced with kind help offered to fight the flood by new residents at No12 Waldegrave Park. During the year other reasons for contact with neighbours in Arlington Rd and Teddington Park Rd ranged from complaints about overhanging trees, negotiating perimeter wall repairs, bonfire night concerns and even the saga of a deceased cat on a soon to collapse garage roof!

In November another bonny Bonfire night party was again expertly coordinated by Jo & Killian and December saw another excellent array of xmas window displays plus a well attended director xmas drinks, the first since the dreary days of Covid.

A pleasant summer party passed without incident (a mark of success) and the summer also saw the triangle become an occasional outdoor gym.

We said goodbye to 2 long standing residents Sally Bardzinski and Shaun Betteridge and welcomed Stuart & Andy at 17 & most recently Louise and family at No 19.

The FRAL board lost Patsy Pearce who had done excellent work as secretary, but thankfully gained Judith Palmer, who brings very useful conveyancing experience to the mix. We have also said goodbye to long serving FRAL Director of Finance Colin Hatton Smith and welcomed on board Lesley Alexander as his able replacement. We pass on our warm thanks to Colin for all his tenacious financial management over the years.

As usual there is always more to be done but hopefully we end the year with Fieldend in slightly better shape than it began.

Theo Williams, Chair

2. THE GARDENS

This year we saw a major change to Fieldend; a community orchard. This was possible thanks to a filming fee windfall. Self fertilising apple and pear trees were planted on the corner of the triangle with surrounding beds of lavender creating biodiversity helping to attract the bees and hence pollination. The fire pit was removed and turfed over, it had become unsightly and a magnet for dumping, in future turf would be removed only for the annual Bonfire night shindig..

The tree survey was completed, very little work was needed, dead silver birches were removed.

As ever the grounds benefited from Allens watchful eye, shrubs pruned and planted, areas re-turfed leaving the gardens, as many said, looking their best ever.

Many thanks to Allen and his team all for the help in maintaining our land and many thanks to all the residents who took part in our tidy days and planting days. It all make a huge difference

Sally Stones, Gardens Director

3. PLANNING & CONSERVATION

Extensions were completed at Nos 1 & 21. Meetings to discuss planning, design and materials took place between residents and board members early on in the process, with further regular communication and consultation kept up throughout. The result was a smooth process (as far as the FRAL board was concerned) towards creating these 2 aesthetically harmonious extensions that sit well within the estate.

Several residents bit the bullet and replaced entire window units, all sourced and fitted by the same local bespoke wood window company. The results are very close to the original design but with modern insulation and security standards, they certainly look excellent from the outside.

The board continued to offer advice on the sourcing of and style of replacement materials, an ever present challenge of living in a conservation area.

Tim Bystedt & Zoe Fudge, Planning & Conservation Directors

4. GENERAL MAINTENANCE

Thankfully it was a year of relatively minor maintenance outlay with few major unexpected costs incurred.

The only notable repair was to 2 garages in the entrance road garage block. For several years an over large London plane tree's roots had been pushing up on the garage foundations causing a rupture in the entire rear garage wall. The tree had to go, so permission was sought and granted, the tree felled, stump removed and Allen skillfully repaired the brick work.

Nearby 6 new upstanding pathway lights replaced the worn out units along the entrance pavement. These were simple to install on top of existing plinths and have hugely improved

illumination, enhancing the already atmospheric welcome our entrance boulevard affords.

It seems that ever since Fieldend was built the flat roofs and their inadequate drainage arrangement have been a source of unwelcome stress, especially for residents who happen to host those drainage pipes. It's an uncharacteristically inequalitarian design where water from one roof drains through another's house. In an attempt to bring some balance, peace of mind and economy of scale to this problem, the FRAL board decided to engage flat roof specialist FRFG. Dan and his team cleared all Fieldend's roofs and porch roofs (opt outs excepted) of leaves and debris, checked the drains were clear and, where possible, added some drain protection. The intention is to undertake this shared maintenance on a bi-annual basis.

FRALs large stock of Siberian Larch weatherboard was taken advantage of by many residents to renew their cladding prior to the repaint and resident carpenter Yuri Blishen supplied beautiful bespoke rear gates to several residents at a competitive price.

4. RE PAINT

9 houses opted out of the Joint Repainting Programme leaving Mark Tullett 42 houses to tend to. Mark started in late April and continued at quite a pace, soon running ahead of schedule... Many thanks go to Sarah Dietz & Kate Thomas for coordinating Mark and residents, an important and delicate role!

We were fortunate to be able to engage expert conservation architect and Fieldend resident Sarah Earny-Mullet to oversee quality control on both Mark's work and the various contractors working on the opted out houses. It's testament to Fieldend teamwork, combined with experience, that a general improvement in overall finish and precision of the paintwork is the result, plus Mark is happy to take on a record fourth round of repainting in 2028, which is good news.

One notable area of continuing concern, however, are some of those white rear gates. Due to very poor condition Mark was unable to paint a handful and a few of these eyesores are yet to be replaced.

Theo Williams, Maintenance Director

5. FINANCIAL REPORT

Draft Financial Report, for Year Ended 30.09.2024

We made a profit of £7,979 on our activities for the year ended 30 th September 2024 and our accumulated fund (general reserve) carried forward now stands at £31,534.

The £7,979 profit is due to keeping within our spending budget for the year and also the benefit of £3,109 interest on our bank deposits.

We have moved the electricity supplier for the three garage blocks to EDF Energy which has enabled us to transfer from business accounts to domestic accounts. One notable advantage of this is the "Go Electric" tariff which provides five hours overnight electricity at 9p per kWh, a

benefit to residents who wish to charge electric vehicles using the shared EV chargers and also an enticement to anyone on Fieldend considering an EV in the future.

British Gas Business continue to provide electricity for the east square lighting and west square lighting.

The 2024 repainting has been on time and, well within our provision of £140,000.

We will be able to transfer £20,000 of the 2024 provision to the 2028 repainting provision. So, we should be able to keep maintenance contributions at £150 per month, for the next year or two at least.

Colin Hatton Smith, Director of Finance (rtd)

In Conclusion

The board is especially grateful to all those residents who have assisted this past year in our efforts to maintain and improve this unique shared living space 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 hopes to see many of you at the AGM.

For the board



Theo Williams, Chair, Fieldend Residents Association Ltd , February 10, 2025