



Heathfield Residents Association (HRA) Newsletter

Welcome

Welcome to this edition of the HRA newsletter. This time, our featured article focuses on the development of Heathfield House following a recent meeting with the new owner Nishant Gupta. We have also included information about how we intend to deal with late/non payment of HRA fees.

News From The Committee

Over the past few weeks we have been busy making improvements to the estate. Three new benches have been installed on hard standing on the green in Whitehall Gardens. We hope residents will enjoy using these, especially during the warm weather and during Air shows. We have also cleared the old mound at the rear of the green adjacent to 100 Kingsway. This was a major undertaking and eventually we hope to enhance the area once a plan is agreed. Several loose kerb stones have been repaired and within a few weeks we will commence painting a new zebra crossing on Kingsway to improve road safety.

We also hope to install new road signs as the current ones are looking worn. Contractors will also be repairing the cracks that have appeared on parts of estate roads. Again, this will be quite a big undertaking and temporary warning road signs will be erected by the contractors to warn drivers.

Heathfield House

A report from Martin Johnston, HRA director

I have been in contact with Mr Gupta, the new owner of Heathfield House, and at his request I recently met with him, Peter Topping (SCDC) and Phillip Rideout (Savilles) at the site to discuss all the issues concerning the development. Mr Gupta informed us that he is renovating the whole building as it was in a very poor state of repair. Once completed the right side of the building will be used as office suites, intended for high-end companies such as aeronautical, scientific and research & development businesses. The left side will be used by Mr Gupta's own household goods, warehousing and distribution company. The bricked up windows will be reinstated, the building improved and the site landscaped. He did intimate that this may create some job opportunities at the site.

All the external areas are being upgraded, including fencing and road repairs. Unfortunately, there were some serious concerns from residents when contractors arrived unannounced in April and started erecting a high perimeter fence at the rear of the property adjacent to the HRA road. Following intervention by HRA and SCDC it was agreed that this would be moved further back as it contravened planning regulations. Mr Gupta regrets this and stated he should have given prior notice of the work. The issue of the side access road closure was also discussed. Mr Gupta maintains that as this is his property he still intends to close it for use as private parking. This is unfortunate as this road has been open for over 40 years and despite written representations to him that it is deemed a right of way he will not budge on this.

Mr Gupta is also repositioning and extending the existing perimeter fence on the eastern (warehouse) side by a further 3.5m, which he claims is still part of his land boundary. This will mean that the fence will

now border the play park trees. It will also include part of the park 'mud kitchen'; however, he assured me he will not be removing the large tree in that location.

The building should be ready for occupation by mid-summer - October and Mr Gupta reassured me that he will continue to maintain dialogue with all interested parties. From a personal perspective I think that it is good that the property is at last being utilised and that we are not faced with a near derelict building. However, it would have been better had Mr Gupta been more obliging regarding retaining access along the road. That said, we will continue to liaise with relevant authorities and consider all options to try and overturn this.

HRA Fees

The HRA fees remain at £120 per annum, there is no intention to raise them in the future and we believe this is good value for money. Most HRA shareholders pay their fees on time, and we are very grateful for this. However, there are still some house owners who have not maintained their payments, which is unfair to those that do. HRA rely on this money for the upkeep of the estate etc. Previous attempts to collect this money using a debt collection company were not that successful. The Committee has an obligation to recover this money and shareholders have a contractual duty to pay in accordance with their Deed of Covenant.

Therefore, the Committee has agreed to utilise a firm of specialist debt recovery solicitors to recover the fees. HRA will first write to those shareholders this applies to and if this is unsuccessful we will engage the solicitors. It is regretful that we have to go down this route but it is in the best interests of HRA and all shareholders. If anyone wishes to discuss their HRA payments they should contact one of the HRA directors in the first instance.

Other News

Although it does not directly affect the estate the EMG garage has submitted a planning application to extend the hard standing from their existing fence line to the highway verge at the rear and side of the garage. This will all be fenced off. Hopefully it will alleviate the problem of car transporters offloading vehicles on the estate roads and causing an obstruction.

HRA Committee

There are currently five HRA Committee members. We have vacancies for more if you would like to volunteer. If so, please contact Martin.Johnston@Hra-duxford.co.uk



Tim Spicer
Chair/Treasurer



Tina Creek
Secretary



Darren Mullett
Director



Martin Johnston
Director



Geoff Creek
Director