

History of the Residents Association

WHY DO WE HAVE A RESIDENTS ASSOCIATION?

The houses on the estate were built as RAF married quarters in the 1940's and early 1950's. In 1983, after the houses became surplus, the Secretary of State for Defence sold the estate to the Blue Boar Property Investments Group, who in turn took on responsibility for selling the properties on the estate to private house buyers. This was contained in a legal document – the **Deed of Covenant dated 29 March 1983**.

That same year Blue Boar continued their selling the houses but handed over management of the estate to the residents. As this was a 'private' estate, ie it was not adopted by the local council, it was necessary to form a limited company to manage it. This was the basis for the formation of the Association (sometimes called the company). This was formed on 10th June 1983 and was formally known as the **Duxford Residents Association**. The legal document registering the Association is the **Memorandum and Articles of Association**. A further Deed of Covenant to reflect this was drawn up on 12th July 1983 between Blue Boar and the Duxford Residents Association.

CHANGE OF COMPANY NAME

On 14th July 1987 the name of the company was changed by local resolution to the **Heathfields Residents Association (HRA)**. This was done to try and create a more unique identity for the estate. This was registered with Companies House. Heathfield is a private estate, that is, it is not incorporated into the local Council. Neither the local council or district council maintain it and it is owned by the residents. There are 125 houses in the estate. With a few exceptions, all the owners of houses in Kingsway, Whitehall Gardens, Queens Row and Woburn Place are shareholders in the company. However, 49-54 Woburn Place and all of Woburn Mews are part of a newer development that was built later and are not incorporated into the Association.

OVERVIEW OF ARTICLES OF ASSOCIATION

The HRA Articles of Association contain a comprehensive list of objects for which it was established (albeit in legal jargon). This is the legal document that underpins and sets out the Association's activities. HRA is registered with Company's House as a Private limited company (number 1731043). A condition of the Articles of Association is that there must be a Board of Directors to manage the estate, ie

“To acquire, manage administer and deal in land and other property of any tenure for the use and benefit of the persons (the owners) who are the freehold owners for the time being on the estate containing the former Air-mens' married quarters at Duxford. To maintain, upkeep and manage such land and property for the benefit of the owners including erection, provision, maintenance and management of garages, garage areas, car parks, footpaths, walls, fences roads, areas open spaces, amenity land and all such other services, amenities and things as the company thinks fit and to make regulations concerning such matters including access to the Company's land.”