



Heathfield Residents Association (HRA) Newsletter



News From The Board of Directors

During the Covid pandemic we could only conduct business remotely. Although this was not ideal, we still managed to respond and deal appropriately with the most important issues, as they arose. In July this year when the restrictions were eased, we had our first face-to-face meeting. This was very productive in identifying aspects of the Association where we felt improvements could be made. These are covered in this newsletter.

As some of you may be aware, in August one of our Directors, Darren Mullet, suffered a heart attack while at home on the estate. He was subsequently admitted to Papworth Hospital where he responded well to treatment. We wish him all the best for a speedy recovery. We would also like to thank those residents who assisted Darren and his family at the time. Fortunately, we have a defibrillator available at the EMG garage (which was used). Darren has been a Director of HRA for 13 years and is Chairman of the HeART charity and we hope that when he is fully recovered he will be able to continue in these roles.



Association History

Our Residents Association was formed in 1983, so we have now been in existence for 38 years. As you would expect during this period there have been many changes in the way in which the Association has operated and the number shareholders who have served on the Board of Directors. To give you an example, since its inception over 30 shareholders have served in this role. For various reasons some only served for a short time, while others have been on the Board for many years. This number has varied considerably – at one stage there were nine appointed directors and conversely, for many years, there was only Tim Spicer, who ran the Association on his own (quite a task!).

In 2023 it will be our 40th anniversary and we think it will be a great idea to celebrate this occasion in some way. Perhaps a BBQ or party in the park. What do you think? Get your thinking caps on and let us know. If there is enough support we will start planning for this event.

Estate Maintenance

Our programme of improved road safety measures continues: a new zebra crossing was painted at the top of Kingsway and we have also ordered new road safety signs, which will be erected soon. We purchased three new metal litter bins, which have been placed in Whitehall Gardens, the top of Kingsway and the entrance to the Thriplow footpath. A big thank you to Paul Beamiss who provided the wood and soil for two new planters, which he built with the help of Geoff Creek. Various plants and flowers were kindly provided by Sharon Mullett and the planters will be watered and weeded by Geoff and Tina Creek. The planters will certainly enhance our estate.



New planter

Some areas leading onto the estate and in Kingsway were heavily overgrown and unsightly. Our contractors did an excellent job of cutting this back and generally clearing the area. As a reminder, it is the responsibility of residents to ensure that overhanging branches and hedges (from their gardens) are cut back from estate roads, pavements and paths. If these are left untended they can restrict drivers' vision, obstruct pedestrians and may even cause injuries.

Unfortunately, the large tree on the path behind 34 Whitehall Gardens will have to be felled. Earlier this year it was inspected by a tree surgeon who found that parts of the trunk are rotten. This presents a hazard to local houses and blocks light, so we agreed the best course action would be to remove it completely. It will be felled before November after the bird breeding season has finished.

HRA have now assumed responsibility from TPC for street lighting repairs. This means we can now choose which company we use to carry out repairs (and consequently more cost effective). We have already upgraded nine street lights to the newer, longer lasting and brighter LED lights. The remaining lights will be upgraded as required. This will make a significant impact at night and during the winter months. If you become aware of any lights not working, or indeed any repairs that are required on the estate, please contact HRA using the *Contact Us* page on our website.

HRA – Continuous Improvement

The Board are always examining ways in which improvements can be made in the activities and management of the Association. This also includes long term planning. At our last meeting we discussed this in detail and listed here are some of the more significant areas which we are considering:

- As part of the business plan - review projected major expenditure and the annual maintenance programme
- Produce an Annual Report for shareholders on the Association's activities (separate from Accounts)
- Consider reconvening a General Meeting (formally known as an AGM) of shareholders *
- Review the HRA service charge annually as part of the financial planning process
- Conduct a one-off shareholder survey to gauge views and opinions of HRA
- Update fully our Memorandum and Articles of Association
- Maintain a contact register of shareholders details to improve communication (see next article)
- Ensure risk safeguards are in place on the estate
- Continue our strategy for the recovery of debts, especially long-term absent landlords who cannot be traced
- Update the Deed of Covenant to ensure it is more comprehensive

** Discontinued from 2019 due to poor attendance*

Shareholder Contact Details



It is desirable that HRA have current contact details of all residents/shareholders on the estate, ie email and telephone numbers. This is to ensure we can quickly alert residents to any incident; to forward documents quickly (such as this newsletter); notification of maintenance works (road closures etc); upcoming events.

A contact list is being prepared by the HRA Secretary, Tina Creek, which will be maintained in confidence and compliant with data protection. We will not release any information to third parties without the authority of the owner. Therefore, we would appreciate it if residents could inform HRA by completing the tear off 'CONTACT' page below and dropping it off at 91 Kingsway or alternatively, using the *Contact Us* page on the website. Thank you.

Data – House Sales and Debt Recovery

As of August 2021, seven houses were sold on the estate and we are pleased to welcome the new residents. There are still a further five houses which are either in the process of being sold or are for sale. The Association is also continuing its strategy of recovering unpaid fees. In the first eight months of 2021 we recovered £970.00 and further enquires are ongoing.

CONTACT DETAILS (Please complete and return to 91 Kingsway)

Full Names(s).....

House Number and Street.....

Home Phone No.....Mobile No.....

Email.....