

Heathfields Residents Association Newsletter

Special Edition: 40 years of the Association

End of 109 Kingsway. What a difference now!



In 1983 Blue Boar, who owned the estate, were selling the houses for around £10,000! And some of the original house owners still live here. Most houses had chicken wire fences around the gardens and there were very few trees and bushes – typical of ex-services married quarters at the time. Over the years the estate has changed beyond recognition with many of the houses having been extended. Several new houses have been built, including a row of six which is now Queens Row. Number 49 Woburn Place was demolished and replaced with the small houses known as Woburn Mews, although this was never incorporated into HRA. (Quiz: how much did the MOD sell the entire estate for? Answer at foot of newsletter)



The picture above is of the extension to the old Sergeants mess, which became Copyrites, then Icen Waters. Then it was left empty for several years before being sold to the current owner – who subsequently closed the access road alongside the property – which denied us the only other alternative access route. This is the view from opposite 105 Kingsway. Unrecognisable now.

In this issue we reflect on the past 40 years. Yes, it was in 1983 that the Association was first formed for the purpose of managing the estate. It was known then as '*Duxford Residents Association*' (and is a registered company). The name was changed in 1987 to more accurately reflect the estate name. We have been through enormous changes over the years and who would have imagined then how the estate developed and grew. In 1983 'Down Under' was top of the UK charts, seat belts became mandatory and Margaret Thatcher was re-elected for a second term.

View towards the A505 and the EMG garage before Hurdles Way was built. This used to be a lovely poppy field.



Amazingly, over the last 40 years the Association has recorded nearly 500 house transfers, with some of the houses having been bought and sold several times over. There has been a wide demographic, with young families, couples, singles and retirees making this estate their home. Many of these have contributed to the estate – volunteering in any way they can. As these photos reveal parts of the estate and surrounding area have been dramatically changed (not for the better in most cases) with the encroachment of Pepperslade and Hurdles Way estates. But that's progress!

It is thanks to the many volunteers who have served as directors over the years, and others who have helped in some way, that we have been able to successfully manage our estate, ensuring it has flourished in many ways. In 2009 we were fortunate to obtain Section 106 monies from Thriplow Council – over £225k - to resurface all HRA roads, which really benefitted our estate.



View towards rear of Kingsway, 101 is the last house on the left



VE Day 75th Celebrations on the estate



Volunteers have continued to contribute to the estate, more recently by forming the charity Heathfields Area Recreation Trust (**HeART**) in 2016, which helped raise thousands of pounds to equip the children's play park with some much-needed new equipment. The photos below are of the park open day in 2019, which was formally opened by Cliff Parisi (*Call the Midwife*) and Jason Merrells (*Emmerdale*). It was a fantastic day enjoyed by so many. HRA continue to maintain and provide new equipment for a new generation of young children to enjoy.

It is only possible to give a small snapshot of the last 40 years of HRA. We do not have a complete historical record and there aren't many photographs of the period. Coincidentally, 2023 is also another important year for HRA. In June this year, 40 years to the month since the Association was formed, the Board of Directors successfully managed to pass a Special Resolution to implement new **Articles of Association** via a Special Resolution at a General meeting of shareholders. This was passed with an 85% majority.

Articles of Association

- The articles of association are the rules and regulations of a company framed for the purpose of management of its internal affairs.

Cliff Parisi and friend



Play Park open day 2021



Celebrating 40 Years



HeART also raised further funds from the two 'Heathfest' events, which were held on the large farmer's field at the rear of Ringstone. There were a great success and enjoyed greatly by the wider community, with live bands, food stalls and other children's activities. Unfortunately, Covid came along and the charity could not repeat them.

These pictures give a flavour of the two events – great weather, music, dancing, eating, drinking and fun with the proceeds being used to help fund re-equipping the playpark.

Heathfest – organised by HeART



In 2018 residents celebrated the 100th anniversary since the end of the First World War by making cloth and plastic poppies and placing these around the estate. It was a poignant reminder of the sacrifice during the war.



Other News

New Charges for Recovery of HRA Fees

A perennial problem that directors have to manage is the recovery of HRA fees in respect of those shareholders who delay or overlook paying their fees and have to be chased by our Finance director for recovery. We are all volunteers and it is not our role or responsibility to spend an inordinate amount of time chasing those who do not pay on time. Nor is it cost effective to utilise debt collection agencies, our accountants or solicitors to recover these fees, as this incurs unnecessary expense. Thankfully this only affects a small number of shareholders as most people pay on time. At the Meeting we set out the scale of charges to be levied for late payments. These are set in the document '**Charges for late payment June 2023**, on our website HRA-duxford.org.uk/information/all-documents/meetings.

Resolutions

Two resolutions were put to the shareholders at the meeting: The first was a Special Resolution to adopt the new Articles of Association in the model form recommended by the Government to replace the existing Articles which were outdated and no longer appropriate. This was passed.

The second vote was on an Ordinary Resolution to Increase the HRA fees to £144 per annum from 2024 and £180 per annum from 2025. This was also passed.



New director

Following the meeting we were delighted that one of the attendees, Emma Lister, put her name forward as a director and she was duly elected by the Board in July and has already made a positive impact. She will eventually assume the conveyancing role when Martin Johnston steps down.

HRA Green Area Maintenance

We apologise if parts of the estate look untidy at the moment. We have been trying to engage a contractor to undertake clearing the overgrown paths and green areas, but this has been difficult for various reasons, hence the lack of maintenance work in these areas (although some remedial work has been done by some of the Board directors). We are now pleased to report that we have contracted Hardy's to undertake this work and they will commence clearing and tidying all areas soon. We hope you will see a significant improvement shortly. If you have any concerns about any particular area of the estate, please do not hesitate to contact us using the 'contact us' page on the website.

Quiz answer: The MOD sold the estate to Blue Boar Development for £1,360,000. This would not buy you a decent detached house in Cambridge now!

Information is also published on our website WWW.HRA-DUXFORD.ORG.UK. This Newsletter is published by Heathfields Residents Association Ltd for the residents of the Estate. Registered address, 41 High Street, Royston, Herts, SG8 9AW, Company number 01731043