

FAIRFIELD PARK RESIDENTS ASSOCIATION

MEETING HELD ON

MONDAY 8 OCTOBER 2018

AT 7.30 pm

IN THE MEETING ROOM OF

FAIRFIELD PARK COMMUNITY HALL

IN ATTENDANCE :

Peter Nash

Barry Dack

Nick Reynolds

Silke Gruner

Chris Jones

Chris Bidwell

APOLOGIES FROM :

Steve Carrington

Arthur Creighton

Matters arising Minutes from Meeting on 23 July 2018 were approved as an accurate record of the meeting.

Matters arising

10.Trim Trail Proposal

It was agreed to bring Number 10 forward and a presentation was conducted by Councillor Amanda Hunt, in regards to outdoor gyms at Fairfield Park.

The Trim Trail which would be popular with runners. It was decided the best location for the equipment would be the western shelter belt, southern end. The equipment would be made in wood so it would be in keeping with the shelter belt tree-line. The area there is only suitable for probably 3 to 4 items of gym trail so alternative locations for other areas were identified as the crescent area between Charlotte and Bronte Avenue.

Outdoor gym area was proposed in the Central Urban Park South by the area of Nightingale Way.

Fairfield Park Residents Association approved both of these installations.

Both equipment and future maintenance will be funded by the Fairfield Park Parish Council.

Once plans have been created and approved by the Residents Association, Scanlans will send over to Linden Homes, as Freeholder for Fairfield Park Resident Company Limited, approval for installation on Fairfield Residents Association Company land.

2. Treasury Report

No change

3. Communications

Barry Dack informed the meeting that the website needs re-designing for better communication and for more information to be presented on the front page of the website.

4. Planning

Design statements have been presented to Central Bedfordshire for extensions on properties within Fairfield Park. These extensions to properties feature box or flat roof extensions/loft conversions, stipulations state that all roofs need to be pitched at Fairfield Park.

Fairfield Park Residents Association are in agreement to object to Central Bedfordshire and the Parish Council for any flat roof boxed extension/loft conversions.

5. Landscape Ground Works and Maintenance

Hislops ground maintenance specification to be amended so it does not feature the word Stotfold. This is to be revised by Hislops and emailed over to Scanlans and to Barry so it can be presented on the Parish Council website.

Quotes have been provided by Hislops for winter planting in the urban park. These were considered too expensive and did not fit within the budget, therefore have been cancelled.

It has been reported that the cutting of the grass in the urban park is a lot better with Hislops coming on-board in September.

Turfing to the mound in the urban park is to take place by Hislops in the coming week at the cost of £1416.00

MBS, the outgoing Contractor, provided a reduced invoice for the August period of £2195 providing a saving of £3983.00.

Scanlans have instructed Hislops to carry out three Saturday blitzes to catch up with the maintenance of the grounds. These will be four-man teams at the cost of £3600.

Nick Reynolds requested the rationale for the tree cutting which was promised to be provided by Hislops and their third party tree maintenance contractor. This is currently outstanding and needs to be chased by Scanlans.

The Annual Tree Report for the shelter belts and other tree areas of Fairfield Park has been instructed. Hallwoods, who have previously provided these reports, have been instructed by Scanlans. This is an annual inspection.

6. Shelter Belt

The eastern shelter belt between Dickens Boulevard and the dog bin at the southern tip of the eastern shelter belt. The hedging on the roadside needs trimming back as it is protruding on to the pavement. Scanlans to instruct Hislops to carry this out as soon as possible.

9. Urban Park

Maintenance

Kings who carried out the landscaping have not adhered to their monthly maintenance of the flower beds. Scanlans have chased Kings and they are attending to tidy up the flower beds on Tuesday 9 October. Once these flower beds have been completed, Scanlans are to ask Hislops to provide wood-chippings, bark or similar material into the flower beds to reduce the growth of weeds. Kings should be providing a monthly weed of these flower beds for a twelve month period, since installation of the urban park.

Market Place and Licencing

Nick Reynolds has previously circulated a charter for the market place and the future use of the market place. A food market will be taking place on the 17th November 2018. The aim is to have four of these a year.

Nick has research the conditions for using the urban park for items such as market place have been limited to no more than 24 events per year. In that way, we do not need a licence to use the facility as a market place. This is also restricted to no more than 12 uses a year for the selling of food.

There is currently no charge for the use of the market place at the moment. The FPRA website will have a booking option for people wishing to use this facility.

All members of the Residents Association present agreed with the wording of the Charter created by Nick Reynolds.

Nick Reynolds requested to be placed on a food hygiene course in order to police the market place use when food is used. The Residents Association agreed to fund Nick Reynold to do a food hygiene course.

Electrical Installation

The electrical installation and wiring in the urban park has now been completed.

12. World War 1 Centenary

A ceremony is due to take place on 11 November 2018 for Armistice Day. A trumpeter has been booked. The school is being involved. There will be an exhibition of items in the Community Hall. Donations will be taken, which will be given to The Royal British Legion. The local Scout group will be doing a poetry reading. Poppies are being created by the school which will be put into the stage turf around the stage. It discussed whether this would damage the grass, but they decided it would not.

13. Request for Additional Planting

A request has been made by a resident for additional planting on Connelly Lane on the western side. It was the overall view that there will not be additional planting of trees in this area at the moment as there is already adjacent trees to the area. This will be reviewed on an annual basis but unfortunately we do not have the budget in this year in order to carry out these works.

7. Management Transfer

Peter Nash updated the Residents Association that Linden Homes have contacted about the pathway option on the eastern shelter belt. Previously this pathway was to be adopted by Central Bedfordshire County Council. Although Linden Homes have now requested that this pathway is adopted by Fairfield Park Residents Company Limited as the adjacent areas are part of the Fairfield Park Residents Company Limited, it seems sensible to agree to this adoption on the proviso that :

- a) The pathway surface is properly finished; and
- b) A formal proposal is presented to Fairfield Park Residents Company Limited for the Freeholder, all in favour of this proposal.

In addition, Peter Nash informed the meeting that the Section 38 for Elliott Way appeared to be progressing.

8. Rent Charge, Budgets, Accounts & Cashflow

Chris Jones informed the Residents Association that currently funds for service charge stand at £38,915. The reserve fund has £277,468.57 and the true reserve fund has £149,021.21.

Peter Nash requested that Scanlans keep the Committee apprised of the 2018/19 Financials as he foresees there to be a deficit in the accounts for the year. Chris Jones agreed that he will provide the Residents Association with a review of Quarter 1 as we have just completed the first Quarter.

Chris Jones informed the Association that the accounts for end of Year - 30th June 2018 are almost completed and will be approved by the client and then sent out to the Residents Association and all members of the Management Company shortly.

14. Any Other Business

Gritting

Hislops have requested details on how the gritting will work. It was agreed that this will be funded by the Parish Council as they provide 75% of the funding for gritting at Fairfields.

It was agreed that the roads and pathways will be done at the same time.

It was agreed that the trigger mechanism should be from James Hislop who should check the weather and request to Barry a "Yes" or a "No" to gritting. Barry will give either a red light or green light to Hislops to conduct the gritting

Fairfield Park Residents Association recommends a grit bin to be installed at the top of Elliott Way. This will assist the residents in Middlemarch and on the whole an area which has been icy in previous winters.

Website

Chris Jones presented a facility used by Scanlans customers at Stamford Brook in the North East of England. This detailed a link on the Scanlans Portal to a bespoke website which identified the location or pin drop of locations for maintenance issues in the Park.

The Residents Association believe this to be a good idea and have asked Scanlans to provide a cost to host a similar facility for Fairfield Park.

Stage

It was requested that wheelchair access be made available to the stage turfing area in the urban park. The maximum gradient for wheelchair access is one in twelve.

Meeting Close at roughly 9pm.