

FPRA General Meeting

Minutes

Monday 22 February 2021

Apologies received: Lee Abbott and Steve Carrington

Meeting started at 7:30 pm

Present were: Nick Reynolds (NR)
Barrie Dack (BD)
Ray Robins (RR)
Mike Glenister (MG)
Kerstie Wastell (KW)

Neil Inman and Karen Chiswell-Williams, Scanlans

Four residents

1. Chairmans Report by NR

a) Management Transfer

Despite an initial amount of positive movement towards the transfer, with Eliot Way and the Eastern Shelter Belt being transferred or worked on, the progress slowed mainly due to the impact of Covid-19. There are still areas and roads that have not been transferred to CBC, and until this happens the management transfer cannot happen. But we are close.

b) Scanlans and Rentcharge

The relationship between Scanlans and the FPRA had improved recently following a change in personnel.

An issue had been identified regarding the transfer of properties. Sellers are required to obtain a certificate from the developers in relation to the rentcharge. The delay was being caused by the developers solicitors. Scanlans has assisted in speeding up and simplifying the process.

Another issue had been identified with regards to the rentcharge demand letters.

Scanlans are working internally to fully identify and resolve the cause.

Reserves as of 20/2/21 stood at £351,994.

c) Grounds Maintenance

The contract was given to Hislop & Co Horticulture in September 2018. It can be seen that Hislop has significantly raised the standard of the communal areas and will continue to do so. The FPRA will continue to work closely with James and his team to continue to meet the high standards and to improve certain areas.

The FPRA are working with residents to improve the visual impact of some areas of

the park.

d) Shelter Belts

The shelter belts have had their annual survey and any remedial work is in hand, with the contractor applying to CBC Tree Officer for permission to carry out the work. The shelter belts have been enhanced with the planting of 420 new saplings awarded to FPRA by the Woodland Trust. The planting was carried out by a combination of residents and Hislop's. Thanks to Silke Gruner for organising this.

e) Urban Park

The last year has seen a dramatic increase in the use of the market place area, with food vendors now visiting Tuesday to Saturday. These vendors have provided service of a high quality and brought some fantastic relief to Covid-19 lockdown. All vendors have commented that they love coming to Fairfield and will continue to do so.

Due to the recent increased usage and the wet weather, we have suggested that the surface receive some maintenance, and Scanlans is arranging for quotes.

f) Play Areas

There are three significant matters in relation to the play areas. Firstly following a request by a then resident, and now committee member, the project to provide inclusive play equipment is approaching the final phase – the installation of the equipment. The FPRA having agreed the need for such equipment, then obtained the necessary funding, with match funding from the parish council and securing a grant from CBC for £25k. Again like all matters that should have happened last year, this project has been delayed by the effects of Covid-19.

Secondly, also Covid-19 related, the play areas were all closed during the first lockdown in 2020. Once the government guidance changed the parks were re-opened and have continued to remain open. This has been possible by putting in place safety measures and signs. The committee has considered the safety surrounding the play areas and keeping them open, and it was felt that every effort should be made to keep them open for the health benefits to the children and residents of Fairfield.

Thirdly, towards the end of 2019 it was very noticeable that Wicksteed, the equipment provider, was not inspecting the parks to the proper standard. We, FPRA and Scanlans, went through a process to appoint a new play equipment company, and Playground Facilities were awarded the contract. They have proved professional, reliable and provided maintenance to a high standard.

2. Amendment of the FPRA Constitution

A recommendation was made at an FPRA committee meeting in 2018 that the AGM be changed to a General Meeting and only held every two years. The proposal was put to the meeting by BD, and there were no comments. The motion was carried.

3. Election of Officers

NR stated that the positions of Chairman and Vice Chairman needed to be nominated

and that the current holders were all willing to continue. NR asked for further nominations, there were none. NR called for someone to nominate the election of these posts:-

Chairman: NR

Vice Chairman: RR

Gavin Daffarn proposed the nominations as above. No objections voiced.

NR called for the nomination of the other members of the committee: Barrie Dack, Steve Carrington, Lee Abbott, Mike Glenister and Kerstie Wastell.

Gavin Daffarn proposed the nominations, no additions or objections voiced.

4. Questions from Residents

There was one question that had been sent in before the GM. Gavin Daffarn asked what was going to be done about the tree in the centre of the Urban Park. It was not a Christmas tree and looked out of place.

A discussion was had during which Gavin was informed that the committee had actually discussed this issue at the last committee meeting. That it had been decided that the cedar tree should continue to be given a chance to grow. The conditions for the tree was not ideal and it was slow growing by its nature. It was agreed to have a tree specialist look at the tree and make recommendations.

The suggestion is that a cut christmas tree be purchased each year and mounted on te stage, where there is also a power supply.

There were no further questions

The meeting was closed and all thanked for attending.