

Burntbroom Residents Association

Chairpersons Report 2024 / 2025

This is my first Chairpersons report since taking on the role last year. On behalf of residents, I would like to take this opportunity to say thanks to all the committee members for their continued involvement over the past year, to Robert, Elaine and Julie for posting the newsletters. My thanks to the post holders, Anne Mullen as our treasurer and Morven Gourlay as our secretary.

A further special thanks goes to Steven Morrison, for his continued work with the tree surgeon and Julie Morrison, for her advice and assisting with our continued banking processes.

2024/ 2025 in summary

We are very happy with the work carried out by the Gardener and his team throughout the estate over the past year. He has also offered a service to spray all the kerbs up to 3 times this year with a safe weedkiller, since the council service was poorly done last year. We are happy to go ahead with this as it ensures the work is carried out on a suitable day for maximum effect. A major cost of expenditure for the estate continues to be the gardeners fee for maintenance to grounds throughout the estate. Over the past 3 years we have been fortunate that his costs have remained constant, and monies raised through last year's fees could then be allocated towards the completing the tree maintenance in the estate and the additional work of spraying the kerbs throughout the estate this year.

The tree work throughout the estate is now complete after a final walk round of the estate in spring. No further issues have been identified, and we believe no further work is required for several years and this will then be reviewed.

All the Green Fees were collected by summer 2024, and my thanks to all residents who paid, in full and on time. However, there was still a persistent number of residents who failed to pay on time, causing the committee to issue 'fines' for late payments. It is a reminder that the committee is made up of volunteers who use their own time to do this, and this is appreciated. The deterrent did seem effective with quick payments after the first fine, and so it has been included again this year (2025 / 2026) regarding any late payments. Fines will start to be issued by the end of May if no payment has been made, with up to 3 fines being issued before we may approach the small claims court for payment. We do not wish to do this, however on previous occasions when this occurred, the Residents Association was successful each time.

2025 onwards

Since the beginning of the year, there have been numerous comments made in person and online re the criblock wall, which has been damaged in several places and requires maintenance. On this, the committee decides that the Green Fees for 2025 / 2026 would rise slightly to £135 so that we could generate funds to address the issue this year. If no work is to be carried out, the fees ensure we have sufficient funds to pay for any other work, as required, in the estate. We have noted that Factoring services / providers, such as nearby Broomhouse estates, have increased their fees by a much higher amount, and we believe that we still offer a much better option than going down a Factoring service option for all residents.