
Axwell Park Survey Report

Taken From Survey Released 19th May 2022

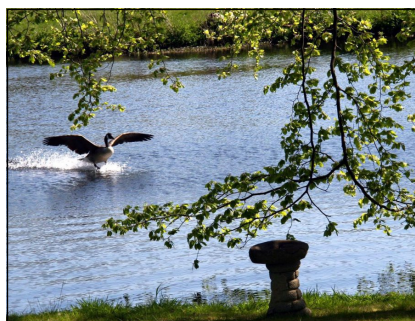
27 June 2022 - Extra General Meeting



AXWELL PARK
BUILDING ESTATE

Background

At the 2022 AGM, most Owners felt that the proposed levy of £80 would not cover the required expenditure to bring the estate appearance and amenities up to the standard we all hope to see. Owners therefore asked the committee to look at what spending was required, and propose a budget, with associated levy, to be discussed at a future Extraordinary General Meeting.



The Survey was made up of 6 main questions. Asking participants to rate what is important to them on a scale from 1-10 (10 being the highest). If the response was 7 or above, then a section opened to ask which part of the questions they felt strongly about, offering options and a chance to input any alternative suggestions. The Survey also contained a section at the end to offer up any ideas or opinions that they would like to comment upon.

On a scale of 1 to 10, 1 being a low priority and 10 being a high priority, residents were asked to choose one number for each point regarding:

1. Lake & Field
2. The tennis courts
3. The children's play area
4. Community Events on the field
5. Improving how we deal with planning applications
6. Communication of relevant estate information.

The survey has overall been a successful undertaking, with 129 (over 70%) responses back. This represents a general feeling from the estate that owners/residents care about where we live.

Results of Survey

First of all thank you to everyone that took part in the survey. With over 70% of residents returning a survey, the general feeling is that people care about the estate and want to ensure that Axwell Park remains a beautiful place to live in. This was a starting point for the committee to understand what residents feel is important.

The results

Section	Order	Score out of 10
Lake and Field	1st	8.37
Communication on the Estate	2nd	8.18
Improving planning applications	3rd	7.16
Children's play area	4th	6.64
Community events	5th	6.24
Tennis court	6th	4.99

The following pages will give a more in-depth view into the results and what residents felt most important for each survey question.

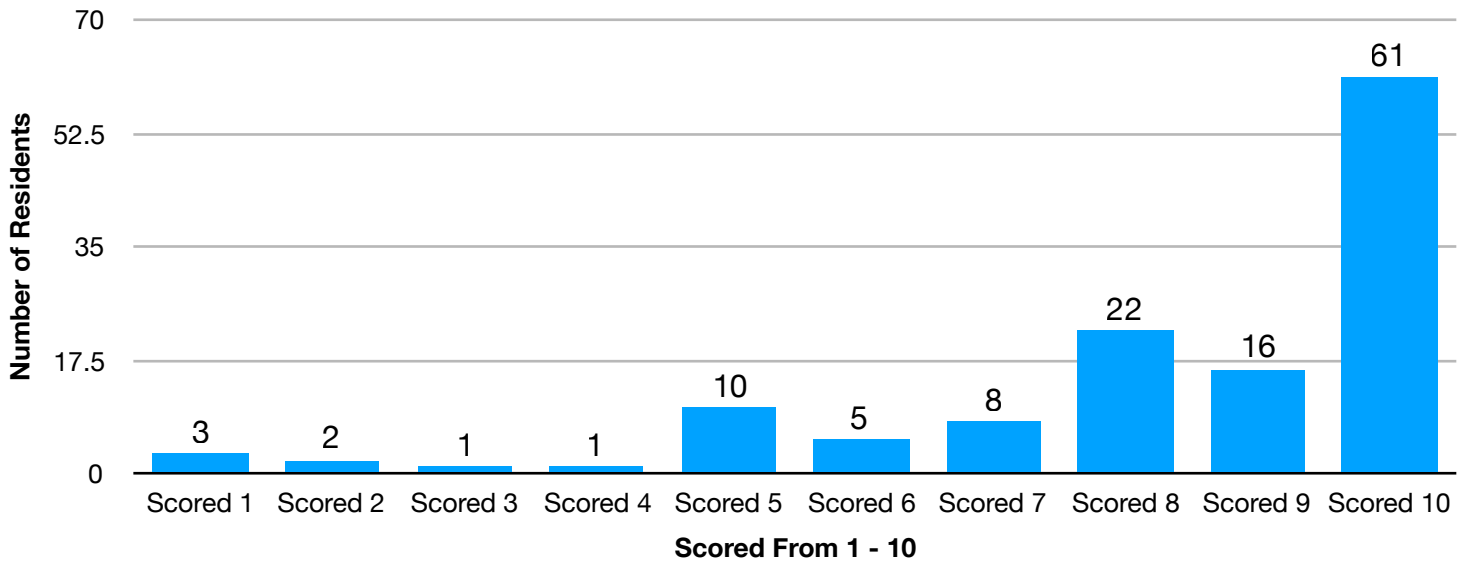
Each section will be broken down into a simple bar graph. The graph will show how many people voted for each score. **Example** - *On the next page 61 people who took part in the survey scored the importance of the Lake & Field as 10.*

Each question that scored 7 and above had a subsection of predetermined choices available to select. These are displayed in the '**Importance of**' section.

We have also included a condensed section of '**Most mentioned additional comments**', which shows the diversity of opinions. All of the additional comments will be reviewed in future as there is quite a bit to go through. Most of the things commented upon may be possible, however, some may go against the DMC, or conservation area restrictions and therefore will not be possible.

1. Lake & Field

■ Number of Residents



Importance of Lake & Field - More Detail

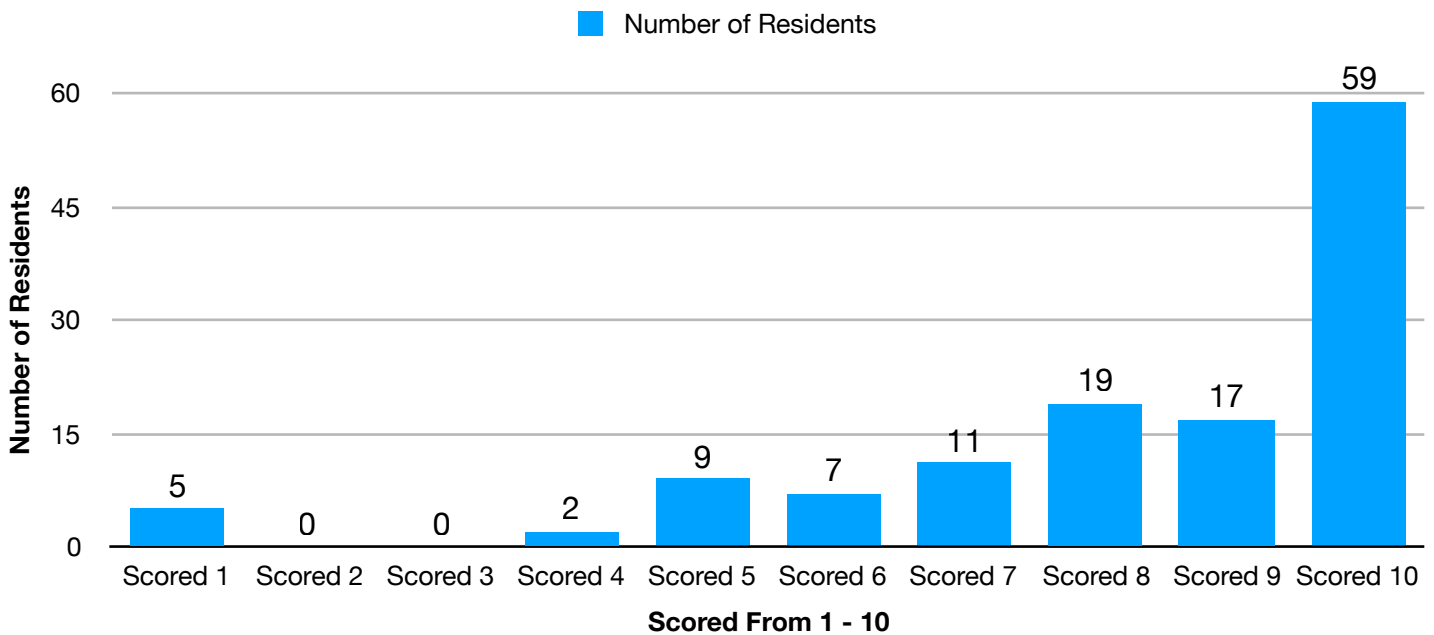
Of the Surveys collected that scored 7 and above (107):

- 78% Felt that **Regular cutting of paths** was important
- 67% Felt that **Lake Maintenance** was important
- 40% Felt that **Area of grass kept short for picnics** was important
- 32% Felt that **Tidying of chopped trees** was important
- 15% Felt that **Improve Access** was important
- 14% Felt that **Covered structure for social events** was important

Most mentioned additional comments:

- Regular maintenance of existing trees and woodland (Mentioned (7) times)
- Protecting natural environment/ habitat encouraging wildlife (7)
- Clearing of dog dirt (5)
- Cut back lake embankment (5)
- Lake field maintained but not manicured (3)
- Field and pathway to be left uncut (3)
- Fundraising to fund play area and tennis court projects (3)
- Football goal posts (2)
- Residents only access to lake field (2)
- Lake field is conservation area residents use is inappropriate (2)
- Additional seating areas (2)
- Dredging will be damaging (2)
- Not to be abused for social events (2)

2. Communication



Importance of Communication - More Detail

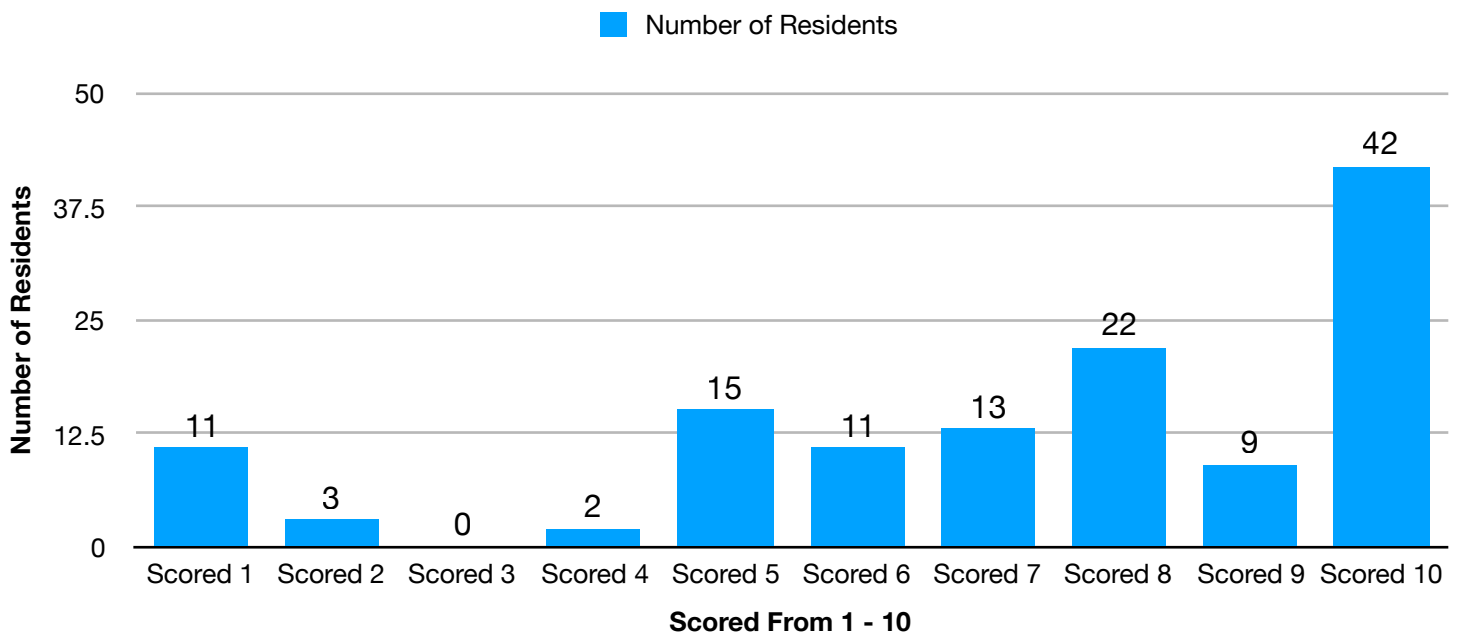
Of the Surveys collected that scored 7 and above (106 surveys):

- 88% Felt that **Via regular news letters, facebook and website posts** was important
- 26% Felt that **Having a notice board with upcoming events** was important
- 19% Felt that **More resident meetings bi yearly/quarterly meeting** was important

Most mentioned additional comments:

- Regular updates to website (4)
- Information on website should be vetted by two members of the committee (1)
- Open, honest and accurate communication (1)
- Lampposts for temporary messaging (1)
- Make website easier to understand (1)
- Make sure AGM takes place (1)

3. Planning Applications



Importance of Planning Applications - More Detail

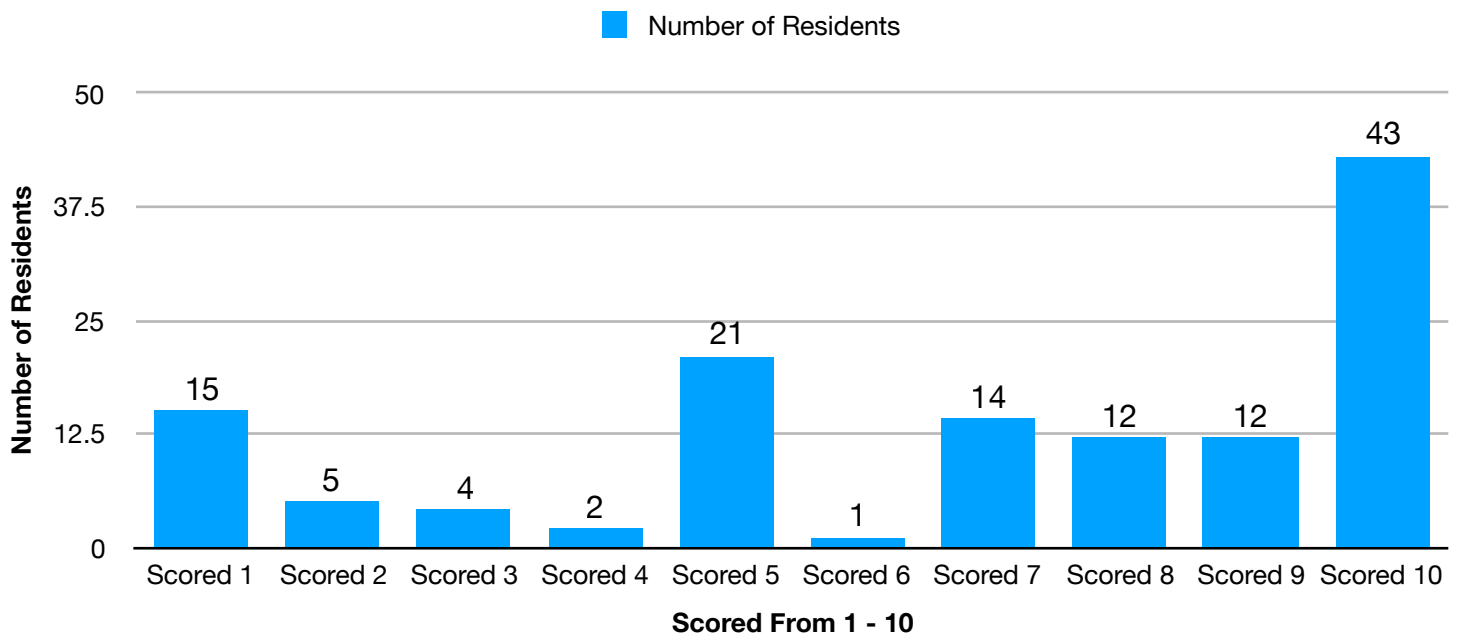
Of the Surveys collected that scored 7 and above (78 surveys):

77% Felt that **Speed of Turn around** was important

Most mentioned additional comments:

- Fairness and Consistency (9)
- Council should have final say (3)
- Committee should be respectful, Polite and reasonable (3)
- Axwell Park should have the last say (2)
- Owners should have final say on their property (2)
- Clear communication (2)
- Neighbours to be involved in planning decisions (2)
- Seek expert with planning experience (2)
- Clear guidance, criteria and process available (2)

4. Children's Play Area



Importance of Children's Play area - More Detail

Of the Surveys collected that scored 7 and above (69 surveys):

74% Felt that **Regular Safety Checks** was important

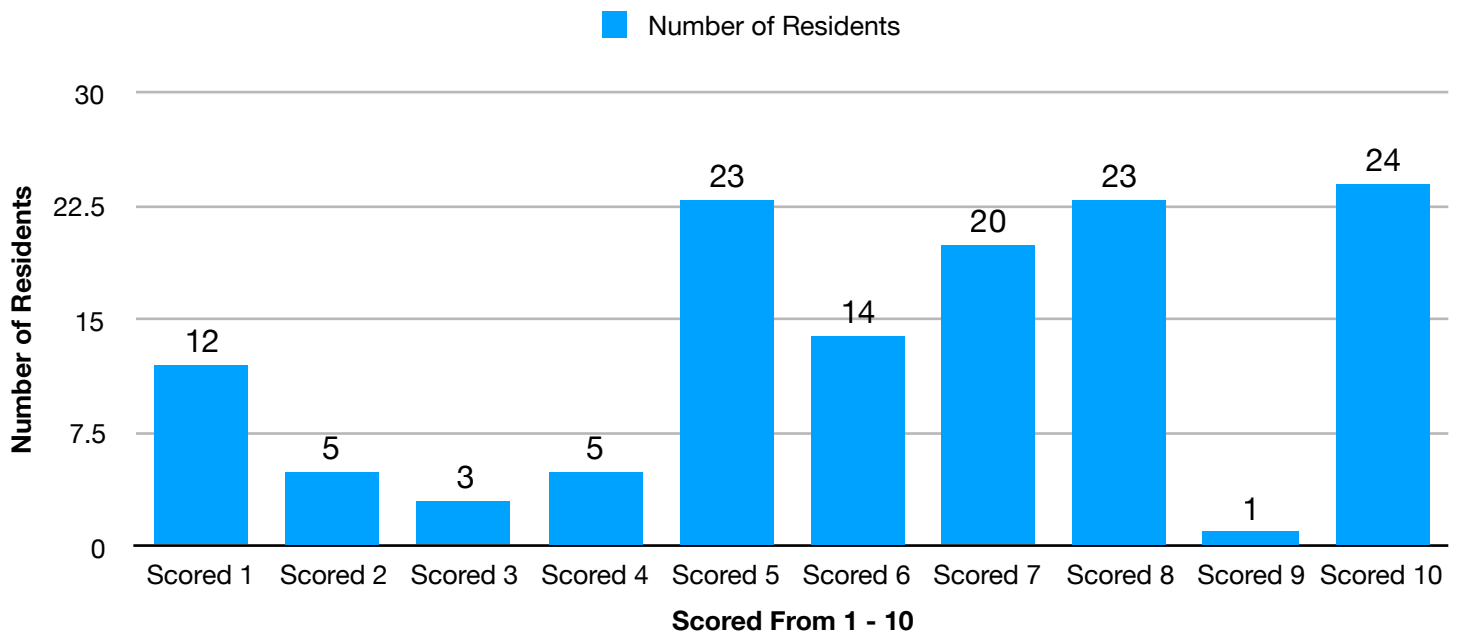
69% Felt that **Fixing Existing Equipment** are important

48% Felt that **Adding New Equipment** was important

Additional comments under consideration-

- Fundraising to fund play area and tennis court projects (4)
- Cut grass and weeds regularly (4)
- Football goals or basketball hoops (2)
- Zip wire could be dangerous (1)
- More picnic tables (1)

5. Community Events



Importance of Community events - More Detail

Of the Surveys collected that scored 7 and above (68 surveys):

47% Voted for 2 Events

31% Voted for 3 Events

19% Voted for 4 Events

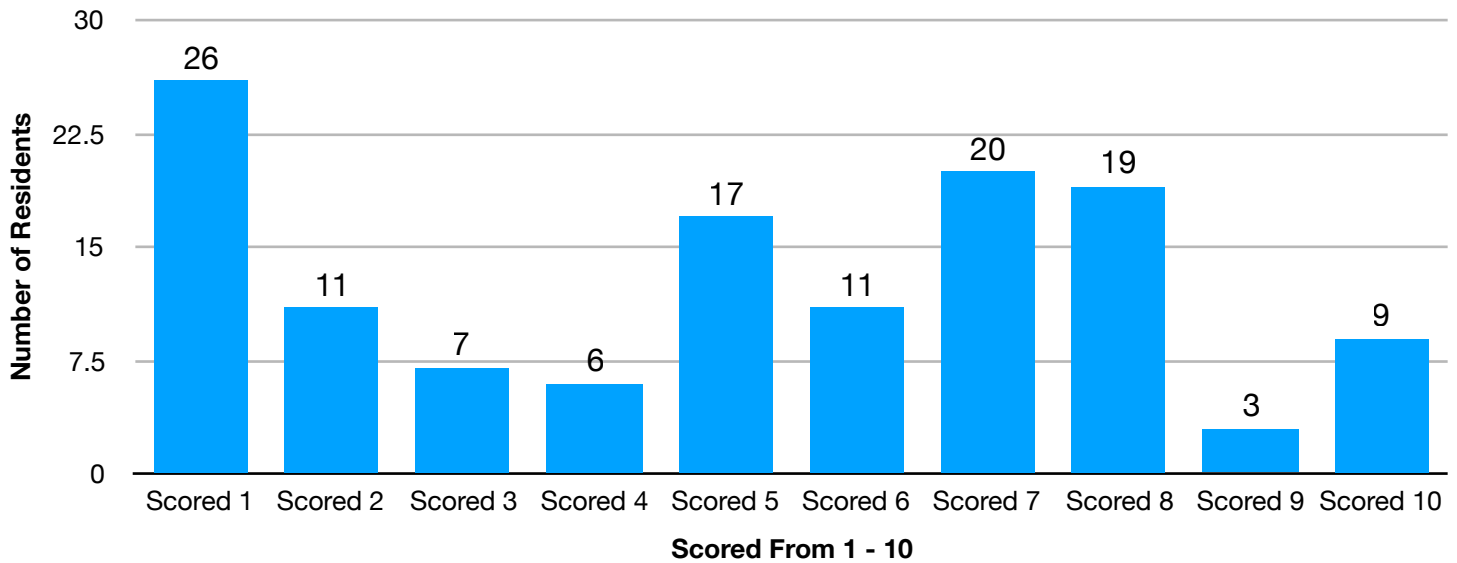
3% Voted for 1 Event

Additional comments/Type of event -

- Bonfire night and fireworks (29)
- Summer BBQ (18)
- Picnic on the park (10)
- Summer Fayre / Festival (7)
- Halloween Trail (3)
- Easter / spring Fayre (2)
- Jubilee (2)
- Gardening / spring clean with food and games (2)
- Sports Day (2)

6. Tennis Court

■ Number of Residents



Importance of Tennis court - More Detail

Of the Surveys collected that scored 7 and above (51 surveys):

80% Felt that **Resurface for multi sport** was important

22% Felt that **Resurface for tennis use** are important

4% Felt that **Extending play park** was important

Additional comments under consideration-

- Seating Area for spectators (3)
- Tennis Net accessible at all times (2)
- Keeping area clean maintained and aesthetically pleasing (3)
- Weeding surrounding area of dangerous plants (2)
- Court is fine as it is (2)
- Fencing in the court (2)

Summary of Lake Field

Lake and Field scored highest on the survey with 8.37 out of 10. Actions to be considered:

1. Employ a gardener or gardening company
2. Employ lake maintenance company
3. Maintenance of existing equipment
4. Look into ways of managing log piles
5. Look into feasibility of ramp

Summary of Communication

Communication scored second highest on the survey with 8.18 out of 10. Actions to be considered:

1. Regular Axwell Park News Letter (by email and by post for those who prefer)
With news of what is happening on Axwell Park, notice of events, meetings and upcoming important information such as AGM's.
2. Continue to keep website updated with relevant information.

Summary of Planning Applications

Applications scored third highest on the survey with 7.16 out of 10. Actions to be considered:

1. Clearly judging by the amount of comments this is an important topic covering the complete spectrum. There is evidence that there is a lot of confusion on how the final decision is reached.
2. Working with residents and not against, in a mediative manner, rather than saying no, finding compromise if needed.
3. Being more flexible as times change, for example more cars, people need bigger driveways.
4. Writing a guide to what needs planning and what doesn't and the reasons as to why.
5. Prioritise what is most important to the estate, for example, hedges/verges/roads things that are essential to the look and uniqueness of Axwell Park

Summary of Children's Play Area

The Children's play area scored fourth highest on the survey with 6.64 out of 10.

Although 4th on the list of priorities as a minimum we should be fixing or replacing existing equipment. Actions to be considered:

1. Official yearly safety check by professional body.
2. Monthly safety checks to be carried out by the committee.
3. Look at ways to fund new equipment.
4. What happens in the future if equipment becomes unsafe and unfixable?

Summary of Community Events

Community Events scored fifth highest on the survey with 6.24 out of 10.

Although 5th on the list of priorities there is an appetite from residents to have a sense of community again as this has been lost due to Covid. Actions to be considered:

1. 2 events per year. Most popular are Summer BBQ & Bonfire Night
2. Return of Fundraising - Coffee mornings, raffles etc.
3. Use communication outlets at our disposal with plenty of notice

Summary of Tennis Court

The Tennis court scored least highest on the survey with 4.99 out of 10.

Although last on the list of priorities, there is still a keen interest in this amenity. As a minimum resurfacing will be necessary in the next couple of years. Actions to be considered:

1. Would there be more of a desire to use this facility if it were properly maintained?
2. Cost to repair surface approx £15k-£25k
3. What do we do if the tennis court goes beyond repair? - This could happen within the next 2-3 years if nothing is done.

Essentials List

1. Employ a gardener for the lake field to carry out essential upkeep of the grounds, ensuring we do the best we can to keep up maintenance while preserving the natural beauty of the park. If we do not employ a gardener then we are solely reliant on a few members of the estate, who may not always have time.
2. Employ company to provide guidance and maintenance of the lake, including removal of surface weed and invasive oxygenating plants growing from bottom of lake.
3. High risk trees attended to.
4. Repair existing play park equipment.
5. Employ a company to complete a yearly health and safety check on play park.
6. Build a fund for the restoration of the tennis court & play park.
7. Upkeep of the website, posting regular updates, both on the site and Facebook.
8. Organised distribution of postal news letters so everyone is informed.
9. Look at ways to streamline the planning process and have structure to decision making. Keeping in mind that we cannot look at past projects that residents have carried out as a bench mark as to what can and cannot be passed.
10. Write a guide defining what is permissible without planning and the reasons why.
11. Write a guide defining when planning permission is needed and the reasons why.
12. Ensure we keep to the look of Axwell Park, maintaining the hedges, verges and trees.
13. Continue to organise community events. Organise work parties, Summer BBQ, Bonfire Night and so on.

PROPOSED LEVY 2022 - £190

Lake Field - £175 Per household

Admin - £15 Per household

As a committee we have identified that £15,000 - £25,000 will be needed to resurface / repurpose the tennis court as this amenity is reaching the end of its life and will soon be beyond use.

The play park is becoming older and pieces of equipment are beginning to fail. We need to build up a fund which will allow for essential repairs and addition of new equipment in the coming years.

We propose a levy of £190 for the year 2022. This will make a start in the rejuvenation of the estate. It will focus on the renovation of the Lakefield and amenities.

Due to the current squeeze on peoples budgets and the continued rise in living costs, as a committee we have decided, **for this year only**, on allowing owners to set the Levy. However, if the lower levy is set you will see less tangible difference to the estate in the short term.

Option 1 - £190

Option 2 - £140

Option 3 - £110

Whilst there is a healthy balance within the accounts unfortunately we cannot use this money for the proposed improvements.

Approximate Account Balances (used rounded balances)

Road - £26,000 - Can only be used for road improvements.

Wall - £9,000 - Minimum needed for contingencies.

Lake/Field - £10,000 - Minimum needed for contingencies.

Admin - £2,000 - Minimum needed.