

HURST PARK ESTATE RESIDENTS' ASSOCIATION

AGM 2026

7.00pm on Sunday 14th June 2026

Milton Road Library

Attendance:

Present: members of the committee - Andrew Milbourn, Nicky Webb, Sophie Musson, Michael Page (chair), John Beasley and Tony Willoughby plus about 40 residents.

Apologies for Absence: Yung-Chin Oei, Robin Standring, Steve Bunkhall, Sharon Bellard

1. Introduction and Welcome:

Michael Page welcomed residents to the meeting.

2. Minutes of 2024-25 AGM

These were agreed as an accurate record of the meeting.

3. Chairman's Annual Report 2025-6

Michael Page presented his report to the meeting. Michael had volunteered to be interim Chair for 2025-6 with the plan that John Beasley would stand for election as Chair at this AGM.

Mission

MP went over the mission statement and objectives:

"To strengthen our community. To protect and enhance the streetscape and character of the estate by"

- Organising community events
- Lobbying for street and environmental improvements
- Representing HPERA at major planning consultations
- Attending and speaking at council/committee meetings
- Communicating with members – e.g. newsletters, website, facebook, noticeboard – 14 newsletters in last year

Committee

Resignations:

Fran Malaree has resigned as she moved out of the estate. John Beasley has been acting as secretary since then.

Sophie Musson, Highworth Ave – has provided much valuable input over the years and was presented with flowers as a token of our appreciation.

Nicky Webb, Highfield Ave – has done a huge amount for community engagement and was presented with flowers as a token of our appreciation.

Dee McCormack – offered to serve on the committee as the Highfield Avenue replacement, but we are still looking for someone from Highworth Avenue.

Milton Road Redevelopment

The roundabout seems to be better now in terms of traffic flow due to changes in signals sequencing. Thanks to local pressure and the expertise of local residents the landscaping of the Highworth/Elizabeth Way roundabout is a big improvement on what was originally planned.

Buses

In a letter to the Cambridge Independent, resident Ian Anderson complained about the B bus not stopping on Milton Road. This is something that HPERA needs to pursue with councillors, Stagecoach and perhaps the Combined Authority.

Residents' parking scheme

Not currently in operation except for double yellow lines. There are 27 streets in the RPS and 146 potential errors in implementation are being checked. There will probably need to be a new TRO in September.

Orchard Avenue Speed check

The lack of parked cars now means that around 40% of cars are speeding.

Potholes

An ongoing issue especially in Leys Road that John Beasley is trying to address.

Arbury Court Redevelopment

Residents are not happy about the proposed loss of the existing PlayPark. Also, the loss of the courtyard shopping layout which is a defining feature of Arbury Court and much appreciated by locals as a community hub.

A proposal was put in 4 years ago for the shopping court to be listed. It was assessed by heritage officers as meeting the threshold for listing but this stalled due to an objection by the city council. Its local heritage listing was eventually confirmed a few weeks ago and we hope that this will lend weight to maintaining the concept of a courtyard layout in any new design.

Other concerns are the density and height of the development and traffic exiting directly into Arbury road. There is less than one car parking space for every two flats and the existing car park is to be built on which will affect customers for the shops.

The North Cambridge Academy site is planned to have 195 dwellings. The City council have put in a bid for the land which also exits onto Arbury Road. If the bid is successful then perhaps both sites could be considered together more sympathetically as one development.

Community

- Christmas carols – Thanks to Nicky Webb
- HPA border maintenance – Thanks to the gardening sub-group
- Advent windows event continues to be successful and well supported
- Artwork for library – The artwork proposed from GCP's funding of the Milton Road project was not considered to be suitable or safe by Friends of the Library. A public meeting was held but officers did not show up. At the next meeting officers attended but did not realise the county no longer owned the site. Budget of £20K is very modest. The situation remains unresolved.

Timeline for Cambridge's Future

- Aug 2025 - funding for sewage works relocation and Hartree development for 8,500 homes was cancelled.
- June 2026 – Hill and Homes England joint venture for development on Marshalls Airport takes this out of local government control
- July 2026 – Govt decision expected on configuration of a new Unitary authority, probably Cambridge City and South Cambs. Expect upheaval in local government.
- Jan 2027 – Development Consent Order application for East West rail. Delivery in stages from 2028 to 2038
- Early 2027 - Greater Cambridge Development Corporation to be established enabling central govt control of large scale planning.
- May 2027 – Elections to Shadow Unitary Authority with one year to prepare for transition.
- May 2028 – Unitary Authority in full operation. County council, South Cambs and City councils cease to exist.
- Early 2030 – GCP funding ends, projects to be absorbed into Unitary Authority or the Mayor's Combined Authority.

4. Treasurer's Report

Tony Willoughby gave a financial report and mentioned that as the committee was run entirely on a voluntary basis, we relied on donations as the only source of income to keep the association going. The accounts were displayed on screen and are appended below.

Main items of expenditure include printing (newsletters and leaflets), website and email, and hire of the library for the AGM. Current expenditure amounts to approximately £500 per year, on average.

5. Questions & Answers

There were some questions about Arbury Court. Andrew Milbourn, as HPERA's representative on the Arbury Court forum, explained the concerns he had raised:

- The proposed replacement park will not have 60 trees and the same facilities for school age children
- The project is seen as just building flats and not considering community and social objectives
- The transition of shops does not consider Budgens and there could be a 60% increase in rent and rates after 2 years.

At a recent walkabout a council representative suggested the park would stay. Although the council has so far been adamant this will not be the case, this may indicate that there has been a change of mind. We will need to wait and see what materialises in the next set of plans in September.

Following the Q&A Hilary Goy offered thanks to the committee for all their work.

6. Election of committee and officers

Existing committee members were re-elected for another term unanimously:

Tony Willoughby (Treasurer, Leys Ave), Michael Page (Hurst Park Avenue), Yung-Chin Oei (Mulberry Close), Andrew Milbourn (Leys Ave), Robin Standring (Leys Road).

Proposer: Sally Lawrence, Second: Barbara Thomas

John Beasley was elected as Chair

Proposer: Michael Page, Second: Mary Pountain

Dee McCormack (Highfield Avenue) was subsequently co-opted on to the committee as representative for Highfield Avenue.

7 . Guest Speaker - Kenny McGregor the City Council's Arboricultural Officer gave a talk on the council's newly-adopted Urban Forest Strategy, the impact of climate change and his passion for anything and everything related to trees. The presentation was very well received and some residents asked if Kenny could share access to some of his slides.

Appendix

AGM 2026			
HPERA Accounts - 1 June 2025 to 31 May 2026			
	Period	2024 - 25	2025 - 26
Income	Donations (during the year)	£ 250.00	£ 140.00
	Donations (at AGM)	£ 215.00	£ 269.50
Expenditure	AGM costs (room hire)	£ (75.45)	£ (85.00)
	AGM costs (printing, refreshments)	£ (231.41)	£ (68.00)
	Other printing		
	Bulb purchases		
	Website costs	£ (518.40)	
	Email account costs	£ (86.12)	£ (114.92)
Net income - current year		£ (446.38)	£ 141.58
Balance brought forward from previous period		£ 816.36	£ 369.98
Balance carried forward		£ 369.98	£ 511.56
After the 2026 AGM - not yet claimed (approx)			£ (244.00)