



Residents Society

Conceived alongside the architecture and landscaping as a mechanism for creating community

The Cedar Chase Residents' Society was set up by Span when the estate was built. Eric Lyons was always keen to point out that Span built communities as well as houses, and it has certainly worked here.

Span was designing opportunities for neighbours to encounter one another and then giving them a structure through which they had to cooperate.

Our Residents' Society isn't an administrative footnote to Cedar Chase's history. It is part of the design.

good architecture + shared landscape + shared responsibility = community

There are not many housing estates where most residents know everyone who lives there, but Cedar Chase is one of them.



There are three layers to the Span/Cedar Chase Residents' Society idea:

1. Stewardship

Residents collectively maintain the landscape, shared spaces and architectural character rather than handing everything over to an anonymous external management company.

2. Democracy and shared responsibility

Residents don't merely pay a service charge. We are members/shareholders, elect fellow residents and participate in decisions about the place in which we live.

3. Community by design

The Residents' Society wasn't simply invented because somebody has to arrange for the grass to be cut. It belongs to the same philosophy as the communal greens, pedestrian spaces, concealed parking and houses facing shared landscape.

How it works

The Residents' Society is a limited company - technically a Friendly Society - and every house owns one share.

The Society in turn owns all of the communal areas: front gardens, paths and woodlands. There are strong covenants between the Society and the householders, setting out the rights and responsibilities of each, and the legal structure is governed by a Scheme of Management approved by the High Court.

The main duties of the society are:

1. Maintain the gardens, woodlands, and communal areas.
2. Paint the outside of the houses on a regular schedule.
3. Clean the windows every month.
4. Maintain the estate lighting and communal TV aerial.
5. Prevent inappropriate changes to the appearance of the estate.
6. Collect maintenance fees and maintain a sinking fund



In addition, the Society acts as a focal point for the social life of the estate by:

1. Publishing a newsletter for residents
2. Organising a summer Ox Roast
3. Maintaining a block membership of the Hitcham and Taplow Society



The main duties of householders are:

1. To pay the monthly maintenance charge
2. To maintain the house and garage in good condition
3. Not to change the external appearance of the house or garage without explicit permission from the Society