

FOUR OAKS ESTATE NEWSLETTER



Issue Number 32 – December 2023

Lighting Improvement Plan

As part of our Lighting Improvement Plan we are pleased to report that further works will be carried out imminently. Columns 1 & 4 in Bracebridge Road (between Lichfield Road and Wentworth Road) will be replaced with new columns as the existing columns are impossible to upgrade and have very poor light output. We are careful to ensure that replacement columns are similar to the existing columns and in a style compatible with the Estate's general ambience. In addition, all six columns in Ladywood Road will be upgraded with new heads and LED lanterns, together with the remaining four in Wentworth Road that have not been upgraded. This programme will be ongoing and next year Kenilworth Close and Hartopp Road will be prioritised for column upgrading.

Luttrell Road roadway repairs

In November considerable patching and pothole repairs were carried out in Luttrell Road. In total forty two potholes and worn patches were repaired. The road surface 'broke' up in parts quickly after the onset of colder weather and this wear is exacerbated by the very high number of construction-related vehicles using the road. There is planning permission for another house in Luttrell Road to be demolished and a replacement house built and a possibility of at least one more in the next year or so. For this reason complete re-surfacing would be inappropriate at the current time.

Grounds Maintenance matters

- * Our drain gulleys will be mechanically cleared in January.
- * Our roads will be mechanically swept in January after the leaf clearance operation has been completed. Leaf clearance starts in early autumn and used to be completed by Christmas, but changing weather conditions mean that the leaf fall continues well into January.
- * The bench installed in the triangle has been well-received and a second bench will be installed shortly to be placed at the 'other end' of the same verge fronting Hartopp Road.
- * The 'high priority' works identified in the 2023 Tree Survey have been carried out and the 'medium priority' works are now underway. The 'low priority' works will be carried out early next year.
- * In January or February a further 'round of works' will be carried out under the Footpath & Verge Improvement Plan. Works are on a priority basis and this time the bulk of the works will be in Hartopp Road.

Gritting of Roads

With wintry weather upon us there are occasions when our roads need to be gritted. We use the services of a company in Solihull who grit the roads for us where there is a strong chance of icy conditions. All roads are gritted, including all cul-de-sacs, usually during the evening before icy conditions are expected. We have not had to call upon the service so far this winter but will do so whenever necessary.

2024 AGM - A date for your diary

Our 2024 AGM will be held on Tuesday 16th April at the tennis club. The meeting will commence at 7.30pm and there will be a free buffet available from 7pm. This is an important meeting and we hope to see as many residents as possible. The meeting notice, agenda and the company's audited accounts will be circulated around four weeks prior to the meeting.

Edges & Hedges Garden Waste Service

The last collection of this year will be on Friday 22nd December. The service will resume on Monday 8th January. Birmingham City Council's garden waste service is fortnightly and is suspended for three months of the year, whereas Edges & Hedges' service is a year-round twice-weekly service.

Please note:

To avoid unsightly piles of bags lying on footpaths please place the bags out for collection the evening before the Monday and Friday morning collection or early in the morning. This will improve the Estate's tidiness for everyone.

Circulation Information

This newsletter will be sent in a format that allows easy reading on a mobile device/ tablet. A PDF version will be uploaded to the website and is available by email.

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