



Four Oaks Estate Ltd

AGM

18th May 2016

AGENDA

1. Apologies for absence
2. To seek approval of the Minutes of the Meeting held on Wednesday 20th May 2015
3. Matters arising from the Minutes
4. To receive the Chairman's Annual Report
5. To receive the Secretary's Annual Report
6. To receive a report from the Chairman of the Grounds Maintenance Committee
7. To receive and adopt the financial statements for the year ended 30th September 2015, together with the report of the directors and auditors thereon
8. To appoint the auditors
9. To appoint the solicitors
10. To transact any other ordinary business of the company



FOUR OAKS ESTATE LTD

STRATEGIC PLAN 2016

Participants: Members of the Board
Stuart Tullah – Estate Manager

Facilitator: Sir Michael Lyons

Contributor: Sophie Bullock
Principal of Aston Knowles



VISION

“To Be The Premier Residential Estate In The Midlands”

MISSION

“To Improve And Maintain The Estate To Achieve The Vision”



STRENGTHS

- **Good quality homes on large plots**
(with variety & examples of architectural merit)
- **Rural feel in suburban setting**
- **Designated Conservation Area**
- **Good access to local amenities**
(shops, schools, park, railway, sport)
- **Reputation as 'the place to live' in Sutton Coldfield**
- **Absence of businesses and apartments**
- **Efficient & long serving Estate Managers**
- **Residents who value the Estate and the accept the price of control and privacy**



WEAKNESSES

- **120 year old infra-structure requires maintenance & renewal**
- **Poor state of footpaths & roads with constant damage from traffic, contractors, deliveries, park visitors & residents**
- **No consistent 'Estate' style on signage**
- **A conservative board (representing residents?) resistant to change who have not planned for long-term improvement**
- **Traffic & parking nuisance from commuters, 'rat runs' and park users**
- **Lack of modern board governance**
(age and term limits and rotation of board)
- **Road frontage basis of funding may be outdated and unfair**
- **Poor communication with residents**
- **High cost of maintenance, leaf clearing and gritting**
- **Reactive rather than planned proactive attitude to maintenance**
- **Peripheral involvement in planning process has led to dilution of quality of Estate and problems with some older houses with large redundant gardens**

OPPORTUNITIES

- **Use of technology to improve communications, security and estate management**
- **Improvement in traffic management**
(speed limits, traffic calming, one way systems, gated access)
- **Community schemes for power supply, Wi-Fi, cable, insurance, security**
- **Engagement with new Sutton Town Council and City Planning Department**
- **Improved security through restricting access, CCTV, number plate recognition**
- **Realisation of Estate assets**
- **Greater control of contractors via permits and deposits to minimise damage to verges, footpaths and roads**



THREATS

- **Financial constraints**
- **Disconnect between views of board and residents**
- **Increasing commuter traffic flows**
- **Increasing costs of road maintenance**
- **Birmingham City Council planning control**
- **Lack of respect for verges and footpaths by contractors, delivery vehicles and others**
- **Lack of vision by board and residents (NIMBY attitude)**
- **Congestion on local roads, particularly A5127 Lichfield Road**



ACTION PLANS

No	Title of Action Plan	Responsibility
1	Improve Estate Infrastructure and Appearance	Neil Andrews Richard Bakewell
2	Reduce Traffic Flow and Unauthorised Parking	Alan Bird
3	Enhance Conservation Area and Engagement with Planners	Ron Forrest Richard Bakewell
4	Improve Board Governance	Nick Humphrey
5	Improve Communications	Roger Williams
6	Financial Stability	Liz Guest
7	Examine Current Funding System for Fairness and Produce Residents 'Code of Conduct'	Bill Colman Ved Budh-Raja

SOME POINTS TO REMEMBER

- Board efforts are voluntary!
- No urgency – plan is long term
- As residents start thinking about contributing!
(feedback, board membership)



Four Oaks Estate Ltd AGM – 18th May 2016