

FOUR OAKS ESTATE NEWSLETTER



Issue Number 3 – October 2016

WELCOME.....

This is the third Four Oaks Estate newsletter and we have received very favourable feedback from residents following the first two. It is designed to keep residents informed of what is going on around the Estate. Please though also register on the website where there is lots of helpful documents and information.

www.fouroaksestate.com

Sponsorship of the Triangle

Thank you to everyone who gave their view on this topic following the article in the July newsletter. Overall opinion is that this would not be a desirable step so no sponsorship will be permitted.

Traffic!

Under the Strategic Plan, launched at this year's AGM, one of the key objectives is to restrict traffic flow over Estate roads. Increasing volumes of traffic, especially during the morning rush hour, cause inconvenience to some residents, with Wentworth Road being the most affected. A traffic flow study has been carried out and we are now looking at potential remedies.

Although this problem is an increasing one, it is not one that is easy to tackle and residents will be kept fully advised through this newsletter, on the website and of course at the AGM.

Road Frontage Charge 2016/17

The road frontage charge rate for 2016/17 has been set at £17.20 per yard frontage. This is an increase of 50p (3%) per yard over last year's charge. The board of directors consider the charge very carefully and set it at a level that will ensure all routine maintenance and administration costs are covered, together with providing a sum to be added to the capital account to enable improvements (such as roadway re-surfacing and improvements to footpaths and verges) to be adequately funded. Please ensure your charge is settled by 31st October to take advantage of the 5% early payment discount.

Works to Estate Land

It is very important to remember that no works to Estate land can be carried out without prior consent.

Estate land includes:

** Footpaths & Verges * Driveway crossings * Roadways*

If you see any works being carried out and are uncertain whether or not they are authorised works, please contact the Secretary.

Darkness Survey

When we are notified of a failed streetlight we ensure our electrical contractors carry out the necessary repair. To make sure no streetlights are 'missed' and to identify potential failures we carry out a 'darkness survey'. This involves one of our contractors driving around the Estate in the evening, after the clocks have gone back, checking that each individual streetlight is working effectively.

Winter is coming



The last two winters have been very mild and in fact last year we did not need to grit the roads at all. Please rest assured though that we have a contract with a gritting company who are 'on call' should adverse winter weather strike. Hopefully not as per the photo though!

Superfast Broadband

We are in touch with the BT Community Fibre Partnership Team to investigate the potential of superfast broadband being made available across the Estate. BT will be carrying out a survey in the near future to see if this service can be provided and on what terms. We are aware that this is priority to a good number of residents and we will update you in the next newsletter.

Four Oaks Estate Ltd

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