

FOUR OAKS ESTATE NEWSLETTER



Issue Number 4 – January 2017

WELCOME.....

.....to the fourth newsletter. These are designed to keep residents informed of what is going on around the Estate, but useful further information can be accessed at www.fouroaksestate.com.

Bespoke Household Insurance Scheme

A few years ago Perkins Slade (the Estate's insurance brokers) set up a bespoke residents' household insurance scheme. A good number of residents have taken up the scheme and the Estate now receives an additional income stream from commissions. Perkins Slade is now part of R.K.Harrison insurance brokers and you will receive a reminder about the scheme from them. It is well worth considering.

Drainage

Drainage is not usually the most exciting topic, but we thought it was worth clarifying who is responsible for repairs and maintenance. Severn Trent is responsible for maintaining all 'shared' and 'public' drains. A shared drain is one that carries water/waste from more than one dwelling (even if it is in the grounds of a private house) and a public drain is one that is outside the boundaries of any residential dwelling (such as under the roads or footpaths). The Estate however is responsible for maintaining and repairing road gullies as these carry surface and storm water from Estate land and not household water/waste.

Unauthorised Parking

No right to park on Estate roads exists, even for residents, and unauthorised parking can cause a nuisance and also damage to verges. This is very unfortunate in cases where the verges have been improved and are then 'churned up' by thoughtless parking. It is very difficult to prevent or control unauthorised parking unless there is a formal parking restriction scheme in force and this would involve 'supermarket style' signage that would be quite unsightly on a private estate. Under the Strategic Plan this matter is being examined closely to see how it can be eliminated, but in the short term there are notices available to residents that can be placed on an 'offending' vehicle's windscreen where it is causing a nuisance. For further details e.mail us at stuart.tullah@gmail.com.

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

A Darkness Survey was carried on 9th November by the Estate's electrical contractors and it identified six columns that were not working, or not working effectively.

This exercise, which involves an engineer driving around the Estate in the hours of darkness, is useful to identify potential failures and ensure that each individual streetlight is working properly. This exercise will be repeated in February.

Superfast Fibre Broadband

Since the last newsletter contact has been established with BT Openreach about the potential of upgrading all broadband services to superfast fibre broadband. A large number of homes on the Estate are already supplied Superfast broadband by cabinets located outside the estate. There is no funding to upgrade the cabinet near to the tennis club which supplies broadband to the remaining houses on the Estate. BT quoted a cost of £7,000 to upgrade this cabinet following which the board decided that it cannot justify paying for this from Estate funds as it will benefit only a minority of homes.

Footpath & Verge Improvement Plan

Works under this plan have been ongoing for around two years and significant improvements are evident. These works will continue on a prioritised basis and involve re-laying the footpath with 50mm of Breendon gravel and, where necessary, re-laying of the grass verge. Where the footpaths are tarmac pavements, a de-mossing exercise will be carried out shortly.

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