

FOUR OAKS ESTATE NEWSLETTER



Issue Number 8 – December 2017

WELCOME

This newsletter will be sent by e.mail in a format that allows easy reading on a mobile device or tablet. An A4 PDF version will be uploaded to the website and is available by e.mail. A paper copy will be posted to those who do not use e.mail and have requested one.

Leaves....and more leaves

The Estate-wide leaf clearance exercise is nearing completion and this year around 250 tons of leaves have been collected! These are taken to a recycling facility and used in the production of compost. This exercise is carried out over around two months or so by our grounds maintenance contractors Edges & Hedges.

Footpath & Verge Improvement Plan

This plan was introduced in 2014 and significant stretches of footpaths and verges have since been improved across the Estate.

After the leaf clearance exercise is completed later this month works under this plan will re-commence, firstly in Bracebridge Road.

The works include re-instatement of the grass verge and re-covering of the footpath in Breedon gravel.

The entire Estate has been 'walked' by two of the directors enabling priority areas to be identified.

Road Closure Trial & Elimination of Unauthorised Traffic

In the last newsletter we reported about the road closure trial in Wentworth Road that was undertaken in September. The trial was successful in terms of reducing traffic considerably at the time and providing valuable traffic movement information. The strategic objective is to eliminate unauthorised traffic, especially 'rat running', which causes nuisance to many residents and contributes significantly to the 'wear and tear' of the road surfaces. Recently Neil Andrews, Chairman of the Grounds Maintenance Committee, visited St George's Hill (a private estate in Surrey) to meet its management team who have been through a similar exercise. We are in touch with its advisors and are planning to commission a study to examine all available options to achieve the objective.

Defibrillator

The Tennis Club has now installed a defibrillator which is mounted externally on the rear wall of the club house. It is available to use by Estate residents at any time and has easy to follow step-by-step instructions.

There is a pathway to the right hand side of the club house and this leads to the rear of the building where the defibrillator is located. A sign will be erected.

Grounds Maintenance matters

Further to the item in the last newsletter, three dog waste bins have been installed. These have been extremely successful in reducing dog waste discarded on Estate land. The bins are located on Ladywood Road near Hartopp Gate, outside the Tennis Club and at the top of the Fordrough footpath.

The Estate will be mechanically swept later this month after the completion of the leaf clearance exercise.

All drain gulleys are cleared twice yearly and the next exercise will be carried out later this month.

Fibre-Enabled Broadband

We are pleased to confirm that an order has been placed with Openreach to upgrade cabinet 32 (located on Hartopp Road near the tennis club). This upgrade means that the cabinet will become fibre-enabled and this will significantly improve broadband speeds for those served by the cabinet if they upgrade to a fibre broadband package.

This cabinet also serves Clarry Drive, Heaton Drive & Parklands Drive (collectively known as Parkside) and which are not part of Four Oaks Estate. We are grateful to Parkside Residents' Association for meeting its 'pro-rata' portion of the cost.

Research has been carried out into the possibility of installing a fibre-to-the-premises network which would introduce ultrafast broadband. The overall cost would be in the region of £500,000 and is unfortunately therefore not feasible.

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