

FOUR OAKS ESTATE NEWSLETTER



Issue Number 12 – December 2018

Fibre-Enabled Broadband update

In the last newsletter we reported that Openreach were on course to complete the fibre-enabled upgrade to Cabinet 32 in October. Since then they have encountered a number of delays and the completion date is now likely to be in early January.

AGM – Thursday 25th April at 7.30pm

An early date for your diary. The 2019 AGM will be held as usual at the tennis club and there will be a free buffet. The AGM has been extremely well attended for the last few years and hopefully we will see another 'full house'. Full details will be sent out in early April.

Residents' Leaves & Garden Waste

Edges & Hedges clear an enormous volume of leaves at this time of year and aim to complete to complete this exercise and sweep the roads prior to Christmas. Their job however is made much harder when residents 'dump' their own leaves and garden waste on the roadside, sometimes just after the particular stretch of roadway has been cleared. Please note that Edges & Hedges are instructed not to collect these 'dumped' leaves and garden waste and residents should make their own arrangements to remove them.

Traffic Mitigation Update

In our last Newsletter we mentioned that the Planning Authority had taken a negative view to our informal 'Pre-Planning' proposals. Despite this and as a result of further specialist legal and planning advice we are hopeful that a modified plan focusing on curtailing through traffic will be capable of implementation. We expect to have this resolved in the early part of 2019. In the meantime to slow traffic and mitigate rat-running, new rubber speed bumps will be installed shortly in Wentworth Road and Bracebridge Road. A rubber speed bump was installed in Wentworth Road, near Ravenswood Close, a few years ago and this has proved highly effective in slowing traffic. There will also be new signage installed in January that states that Estate roads are 'No Through Roads' together with 10 MPH speed limit signs.

Filming at 27 Ladywood Road

The filming at 27 Ladywood Road took place from 29th October to 20th November and the Estate received a site use fee as some of the filming was in the roadway itself. The production company were extremely courteous and disruption was negligible. The project is a drama called 'Dark Money' that will be shown on BBC next year.

Grounds Maintenance matters

A further round of works under the Footpath & Verge Improvement Plan has just been completed in Luttrell Road, including re-covering the footpaths with Breedon gravel and renewing the grass verges. A patch of footpath by the post-box opposite the tennis club has also been renewed as it tended to become muddy in wet weather. Shortly all the drain gulleys across the Estate will be mechanically cleared in what is a bi-annual exercise. Certain vulnerable gulleys are cleared more frequently. We are looking at various options to improve the level of lighting in Stoneleigh Close and hope to complete upgrades shortly. Residents will be kept advised directly.

Residents Bespoke Insurance Scheme

We sent an e.mail to residents on 5th December with a reminder about this scheme which is administered by R.K.Harrison insurance brokers. This scheme provides first class buildings/contents insurance at preferential rates and the Estate benefits from commission which has provided a valuable additional income stream. If you wish to find out more about this scheme please contact Debbie Swain at R.K.Harrison at 0121-698-8096.

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 e.mail.

Four Oaks Estate Ltd

Registered in England: Company Number 00224411
Secretary: Stuart Tullah 01543 - 481376
E.mail: stuart.tullah@gmail.com
Website: www.fouroaksestate.com