

FOUR OAKS ESTATE NEWSLETTER



Issue Number 18 – June 2020

Traffic Mitigation & Potential Gating Update

The gating impasse with Birmingham City Council (BCC) was discussed at last week's board meeting. BCC seems to be stalling, probably due to the number of public objections received (we are informed that there are over 200) when they published our application for a Certificate of Lawfulness (CoL). Ostensibly they are checking our legal advice that Estate roads are not 'Public Highways'. The board resolved to give BCC a firm deadline to issue a CoL, failing which, we will make an appeal to the Planning Inspectorate for the CoL on the grounds of 'Non-Determination'. We rejected the alternative of installing gates now, without a CoL, and risking huge potential costs of a BCC enforcement action and possibly having to remove the gates later. We understand the importance of this project. Watch this space.

AGM & Annual Accounts

Since our last newsletter we have had to postpone our AGM due to Coronavirus restrictions and everyone's safety, but plan to hold it as soon as restrictions allow. Depending on the developing situation holding a video conference meeting may be a necessary alternative. Our annual accounts are usually presented at the AGM and these have been made available on our website. If you have not created an account on our website, simply go to www.fouroaksestate.com, click on 'Account Request' and then follow the instructions.

Potholes

On Monday 11th May, Neil Andrews (Chairman of the Grounds Maintenance Committee) and Stuart Tullah walked the entire Estate to carry out a pothole survey. A considerable number of potholes were logged and works to repair these are now underway and are likely to take around a week to complete. In addition two drainage covers will be re-set and one damaged speed bump bollard will be repaired. During the survey a leaking stop tap was discovered in a footpath in Hartopp Road (almost 'buried' in a hedge) and this has been repaired.

Works to Estate Land

It is very important to remember that **no works to Estate land can be carried out without prior consent**. Works carried out without consent may need to be removed, leading to considerable wasted time and expense.

Estate land includes:

** Footpaths & Verges * Driveway crossings * Roadways*

If you wish to carry out any work to Estate land please contact us and we will provide an application form so that consent and specification can be formally recorded.

Openreach Ultrafast Broadband

Openreach has completed its survey into the feasibility of installing ultrafast fibre broadband across the Estate, but has discovered that much of the existing cabling is laid directly into the ground, rather than in ducts. This introduces considerable additional costs and logistical difficulties and Openreach is now looking at how to overcome these. We are aware of the essential nature of ultrafast broadband and will use every endeavor to assist Openreach in completing this important project.

Coronavirus Plan

Due to the Coronavirus outbreak the Estate adopted a plan to ensure that all essential maintenance works continue without compromising the safety of our contractors. Edges & Hedges have been providing a reduced service, but have kept up with maintenance well and worked over the late May bank holiday to clear up fallen branches and other debris after stormy weather. A number of residents stepped forward to offer help to vulnerable fellow residents in need of assistance with shopping and other matters during these difficult times. We would like to thank those who are helping four vulnerable residents who requested assistance.

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 email.

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