

FOUR OAKS ESTATE NEWSLETTER



Issue Number 27 – September 2022

Review of Security

The Security Survey carried out recently was considered by the Board at its September meeting. 187 households (56%) responded which can be regarded as a statistically significant sample. The Board is planning to hold a special meeting to discuss the survey and its findings and you will be contacted in due course. We can however communicate some of the main survey findings as follows; Almost 90% of residents have not experienced any form of crime. Those who have lived on the Estate longest (over 10 & 20 years) feel safer (66%) than those who have lived here less than 5 years (50%) We asked if residents would pay more for provision of estate wide security: 44% would not pay more, 38% would be willing to pay up to 25% extra on the road frontage charge and only 13% would pay more than 50% extra. Two main factors identified were recognised as valid by the Board, namely better lighting (identified by 53%) and an organised Neighbourhood Watch scheme (41%). On lighting we aim to approximately double the number of columns. This will be a multi-year programme and an exercise to assess needs, capital requirement and funding will be developed. Neighbourhood Watch is a little more complicated. To obtain Police recognition this has to be organised by resident volunteers rather than by a third party, such as the Estate. At the forthcoming meeting we will look for volunteers from different parts of the Estate to act in a coordinated manner to construct a viable Neighbourhood Watch scheme (refer to: ourwatch.org.uk).

Grounds Maintenance & Roadway re-surfacing

Every autumn we clear several hundred tonnes of leaves and this year, due mainly to the long hot spell of weather and our ageing and maturing tree stock, the leaf fall has started at least month earlier than usual. To help with the clearance operation and to improve the appearance of our roads we have increased the frequency of road sweeping. Shortly the Grounds Maintenance Committee will complete its prioritisation of frontages for refurbishment under the Footpath & Verge Improvement Plan and these works will be carried out early next year.

We are planning to re-surface the stretch of Bracebridge Road from Ladywood Road to Wentworth Road. Roadway re-surfacing is an extremely costly exercise and this stretch alone will cost over £50,000.

2022/23 Road Frontage Charge

The 2022/23 Road Frontage Charge demands will be issued in the first week of October and in the usual way there is a 5% discount for settlement by 31st October. The charge rate has been set at £22.95 per yard frontage which is an increase of 9.5%. We have significant inflationary costs to allow for, such as our electricity costs which have more than doubled. We also have to set aside a significant sum for tree works, such as works to 130 trees that will be carried out shortly. Some of our grounds maintenance costs are tied to RPI and at the current time this has a significant effect on our overall budget.

2023 AGM & Board Vacancy

Our 2023 AGM will be held on Tuesday 18th April at 7.30pm at the tennis club and there will be a return of our popular free buffet. At the AGM our Chairman, Ron Forrest, will be standing down after ten years as Chairman. This will create a vacancy on the board and any resident interested in directorship should contact the Secretary. The board of directors has elected Mike McCollum as its new Chairman effective from the AGM.

Summer Party

Following the huge success of the Jubilee Street Party in June, we are planning to hold a summer party. Watch this space...

Fibre Broadband

We are continuing to explore the project of bringing full fibre broadband to the Estate. Our potential partner is continuing to carry out feasibility research and this may include the commissioning of a full survey of the current infra-structure. We will keep residents advised through this newsletter.

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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