

FOUR OAKS ESTATE NEWSLETTER



Issue Number 30 – June 2023

Lighting Improvement Plan.

As part of our Lighting Improvement Plan we have upgraded eight columns with new heads and lanterns. The new LED lanterns emit considerably greater light levels than the existing lanterns and direct their light downwards. This increases the amount of light on the footpaths and roadways and reduces the amount of light that is 'lost'. Six of the upgraded columns are in Bracebridge Road and two are in Hartopp Road (near the Triangle). Feedback has been positive and five more columns will be upgraded shortly. Four of these will be in Wentworth Road (between Lichfield Road and Bracebridge Road) and the other will be in Hartopp Road.

Grounds Maintenance Contract

We reported in our previous newsletter that our grounds maintenance contract is being re-tendered. Grounds maintenance is our biggest expense by some margin and this exercise was carried out for good corporate governance, to ensure we receive 'value for money' and to make sure we get the level of service we demand. We can report that Edges & Hedges has been re-appointed on a new contract running until March 2026. We have agreed some service level enhancements with Edges & Hedges and this will see a higher level of staffing on set days (Monday, Wednesday and Friday) so the service can be more thorough and better monitored. In addition, our roads will be mechanically swept eight times per year, whereas at the moment it is four times per year.

Grounds Maintenance matters

- * Some roadway surface repairs have been carried out recently in Bracebridge Road and Wentworth Road. This included some pothole filling and repairs to speed bumps.
- * The 2023 biennial Tree Survey will be carried out in July and all our four hundred plus trees will be inspected. This survey ensures the long term health of our tree stock.
- * Epicormic growth is being removed from our trees on a 'road by road' basis and is quite a major task.
- * Our drain gulleys will be mechanically cleared this month.
- * We suffer frequent vehicle damage to our grass verges, particularly by delivery and construction vehicles. This is repaired 'as it happens', except where construction works are ongoing where repairs are carried out when the project is completed, in co-ordination with the house owners.
- * The left-hand side pavement in Heather Court Gardens (viewed from Wentworth Road) was re-surfaced in April.

The Drift Footpath

- * This is the footpath that runs from Hartopp Road (next to The Moorlands) to Sutton Park. The land does not belong to Four Oaks Estate and is in fact unregistered land.
- * We keep the footpath passable out of good faith, but do not maintain the surface or the trees.
- * There is a gate across the footpath, fronting Hartopp Road, but this is not locked, and the footpath is well used.
- * There is a sewerage pumping station at the 'bottom' of the footpath which is maintained by Severn Trent Water.

Chairman & Board of Directors

Our 2023 AGM was held on Tuesday 18th April at the tennis club. At the meeting Ron Forrest stood down as Chairman after ten years in the chair and fourteen years on the board. Mike McCollum was appointed as our new Chairman and Paresh Sonsale was elected to directorship.

Fibre Broadband

- * We continue to pursue the objective of bringing full-fibre broadband to the Estate and appreciate its importance. LIT Fibre continues to carry out feasibility/survey works and residents can register their interest at the link beneath. <http://litfibre.com/comingsoon> (use the postcode search box).
- * Openreach is looking again at upgrading our network and we hope to hear from them further, but no timescale is known.
- * There has been discussion on the WhatsApp group about satellite broadband as an alternative to fibre broadband. A few residents are investigating this and will keep other residents updated on the WhatsApp group. Satellite broadband would not involve the use of any Estate land.

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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