

FOUR OAKS ESTATE NEWSLETTER



Issue Number 31 – September 2023

Lighting Improvement Plan

As part of our Lighting Improvement Plan we have upgraded thirteen columns with new heads and low-energy-usage LED lanterns. These emit considerably greater and better-directed levels of light. In our 2023/24 Capital Budget we have allocated a sufficient sum to accelerate this improvement plan, which based on residents' feedback is a priority. In this financial year we plan to upgrade a further twenty columns and to replace eight columns entirely (including columns 1 & 2 in Bracebridge Road – near the 'Lichfield Road end'). The reason we need some column replacements is that some of our columns are not compatible with modern-style LED heads and lanterns and some do not have inspection hatches which are required for upgrade compliance purposes.

2023 Tree Survey

Our 2023 Tree Survey was carried out in August and this involved over 400 trees being individually inspected for safety purposes and to ensure the long-term health of our tree stock. The report recommended that 11 trees are felled, five are subject to 'climbing inspections' and 59 are inspected again in a year's time. In addition, there are crown-lifting, pruning, high-level epicormic growth removal and other maintenance works required to around two hundred trees. Nine healthy trees were identified as having recently exposed roots that will soon encroach on the footpath and in these cases works to the footpath will be carried out.

Grounds Maintenance matters

- * Our drain gulleys were mechanically cleared in July.
- * Our roads are mechanically swept eight times a year and the next 'sweep' planned for 13th September has been postponed to October due to weather conditions. Instead a week-long manual sweep will be undertaken. On each occasion we send an email to residents asking that vehicles are not parked on the roadway on the day of a 'sweep' as they impede the vehicle. Our emails have been successful in reducing the number of parked vehicles – thank you.
- * Orange bags (provided by Edges & Hedges for garden waste) are collected by them on Mondays and Fridays and it is helpful if residents make sure their bags are left on the roadside early on one of those mornings.
- * New drainage gulleys have been installed in Hartopp Road and Ladywood Road to relieve localised flooding.

Fibre Broadband

Openreach continue to install full-fibre broadband at various points around our Estate but are doing so on an 'ad hoc' basis. Several residents have seen engineers working outside or near their house and have enquired what works are being carried out. We have tried many times to establish contact with Openreach but have not been able to do so. Openreach is aware though that we are fully behind Estate-wide full-fibre broadband and that we will assist them in any way necessary to speed up the process.

Roadway Re-surfacing

We will be carrying out roadway re-surfacing works to a stretch of Ladywood Road and a stretch of Bracebridge Road in spring. Some surfacing improvement works will be carried out shortly in Cressington Drive. In the last month some minor 'patching' works have been carried out in Knowles Drive and to the surface and a speed bump in Bracebridge Road.

Road Frontage Charge

The Road Frontage Charge is demanded on 1st October each year and there is a 5% discount for settlement by 31st October. For the forthcoming financial year starting on 1st October the charge will increase by 7.8% (which is CPI plus 1%). This inflation-linked principle is designed to ensure that charges remain 'reasonable', that sufficient funds are raised for 'everyday' maintenance and administration costs and to provide a surplus to allocate to the capital account for improvement projects, such as roadway re-surfacing, lighting improvements and footpath & verge improvements.

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.

Four Oaks Estate Ltd

Registered in England: Company Number 00224411
Secretary: Stuart Tullah (stuart.tullah@gmail.com)