

FOUR OAKS ESTATE NEWSLETTER



Issue Number 34 – June 2024

Gas Mains Replacement Works

As all residents will be aware Cadent Gas has started works on replacing the gas mains in Ladywood Road. The first phase of works includes all of Ladywood Road and the stretch of Bracebridge Road from Lichfield Road to Ladywood Road. Cadent Gas will operate traffic management measures including lane closures and temporary traffic lights where necessary. Disruption will be kept to a minimum but please allow extra time for your journeys. The works are scheduled for two phases as shown beneath:

- Phase 1.1 is all of Ladywood Road - commenced on 3rd June and scheduled to finish on 5th July.
 - Phase 1.2 is part of Bracebridge Road - due to commence on 24th June and scheduled to finish on 26th July.
 - Phase 2.1 is part of Bracebridge Road - due to commence on 21st August and scheduled to finish on 1st October.
 - Phase 2.2 is all of Wentworth Road - due to commence on 21st August and scheduled to finish on 8th October.
 - Phase 2.3 is all of Hampton Drive - due to commence on 27th August and scheduled to finish on 16th September.
 - Phase 2.4 is all of Kenilworth Close - due to commence on 16th September and scheduled to finish on 4th October.
- Cadent Gas is responsible for re-instating any damage caused to Estate land such as roadways, verges and driveways.

Grounds Maintenance matters

- * Our roads will be mechanically swept on Wednesday 7th August. An email will be sent to residents a day or so before asking that the roadways are kept clear. The last two occasions our roads have been swept have been hampered by the parking of contractors' vehicles leading to some stretches of roadway being 'missed'. Please ask contractors and visitors to park on your driveway on 7th August.
- * Our drainage gulleys are mechanically cleared twice yearly. This is a major exercise and a huge amount of debris is collected from the gulleys to ensure that they continue to run freely. The next exercise will be carried out on 29th July.
- * A dead tree on Wentworth Road was removed recently. Our practice is not to replace trees where there is already adequate tree coverage from existing mature trees either on our verges or in adjacent residents' gardens.

Lighting Improvement Plan – Update

We are pleased to report that the final stage of our Lighting Improvement Plan will be completed in July. This includes seven columns being upgraded with new LED lanterns in Hampton Drive, Cressington Drive, Heather Court Gardens and Cliveden Coppice. In addition, an existing column in The Moorlands will be replaced as it is not possible to upgrade it. This will mean that every column across the Estate has been upgraded and three columns have been replaced (two in Bracebridge Road in addition to the one in The Moorlands). These upgrades have significantly improved the level and direction of lighting output.

Skips

Please note that we cannot permit skips to be sited on our roadways. Skips can be hazardous to vehicles and cyclists and are rarely adequately marked or lit. If you need a skip please ensure that it is sited within your house's own grounds.

Garden Waste Red Bags

This service is operated by Edges & Hedges with Monday and Friday morning collections. During the gas mains replacement works this service may be interrupted due to lane closures. Edges & Hedges will carry out its collections earlier than usual in some cases and if necessary on Saturday mornings. Please 'bear with us' during this period of potential interruption.

Lighting Columns Electricity Usage.

We have an electricity meter in The Copse and this has recently been upgraded to a smart meter. It reads our usage for the lights in The Copse only. Our other 65 columns are on what is known as an 'unmetered tariff'. This means that our usage is assessed by National Grid instead of having meters.

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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