

FOUR OAKS ESTATE NEWSLETTER



Issue Number 35 – September 2024

Roadway Re-surfacing works

Planned roadway re-surfacing works in Bracebridge Road and Ladywood Road were postponed earlier this year when we discovered that gas mains replacement works would take place in these roads. As these gas mains works should be finished in the next month we will re-schedule the roadway works for spring next year.

Grounds Maintenance matters

- * Our roads are mechanically swept every two months and on each occasion an email is sent to residents a day or so before asking that the roadways are kept clear.
- * The upper stretch of the tarmac pavement in The Moorlands will be renewed later this month. This is the right hand side pavement as viewed from Hartopp Road.
- * We have already started collecting leaves! Our leaf collection exercise is huge task and each year we collect around 350 tonnes of them. The differing tree species and changes in leaf-fall patterns mean that some trees start to shed in late summer and some do not do so until January.
- * As our 'tree stock' matures we are vigilant about branches overhanging residents' gardens and blocking lighting columns and regular maintenance works are undertaken.
- * Our biennial Tree Survey will be carried out next summer by specialist arboriculturalists. This survey is designed to maintain the health of our tree stock, which is a defining feature of the Estate, and for safety purposes.
- * The removal of epicormic growth from the trees is a major exercise and should be completed in October.

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 2024/25 financial year the charge will increase by 3.9% (which is inflation plus 1%). This inflation-linked principle is designed to ensure that charges remain 'reasonable', that sufficient funds are raised for routine maintenance and administration costs and to provide a surplus to allocate to the capital account for improvement projects, such as roadway re-surfacing, footpath & verge improvements and lighting improvements.

Lighting Improvement Plan

- * The first stage of the Lighting Improvement Plan is nearing completion. This has included the installation of three replacement columns (two in Bracebridge Road and one in The Moorlands) and the upgrading of 65 columns with new heads and LED lanterns. The next stage of the plan is to identify which stretches of roadway would most benefit from additional columns. This will be carried out early next year.
- * A column outside 26 Hartopp Road was recently struck by a car and is 'leaning'. It has been made safe and shortly it will be straightened and repaired. We are in touch with the driver's insurer to recover the costs involved.

Signs

Our signs will be cleaned this month. This includes the Estate signs at the eight 'entry points' and all of the road signs. They are cleaned with a specialist anti-algae solution which keeps them as algae-free as possible and prolongs their life.

Tennis Club Padel Courts

The tennis club is planning to commence works for the installation of two padel courts on 23rd September with completion expected in late October. We are in touch with representatives of the club who will ensure that inconvenience during the works is kept to an absolute minimum.

Gas Mains Replacement works

The final phase of the gas mains replacement works is scheduled to be completed on 1st October. This is around a month ahead of schedule. The final phase includes a stretch of Wentworth Road (from Bracebridge Road to Blackroot Road), Kenilworth Close and Hampton Drive.

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)