

FOUR OAKS ESTATE NEWSLETTER



Issue Number 36 – December 2024

Fibre Broadband

Lit Fibre is installing fibre broadband in Bracebridge Road and Wentworth Road and several residents have registered with Lit Fibre to take up the service. It is disappointing though that it is only the stretch of Bracebridge Road from Lichfield Road to Wentworth Road. We have offered Lit Fibre every assistance to extend the programme and will continue to do so as we appreciate how important fibre broadband is to many residents.

Openreach continues to respond to residents' requests to install fibre but seems to do so on an 'ad hoc' basis with no co-ordination. We would like to assure residents that we have tried on numerous occasions to assist Openreach with installing fibre and on every occasion where a resident's request is pursued by Openreach we respond immediately to Openreach's requests for the necessary permissions.

Grounds Maintenance matters

- * The upper stretch of the tarmac pavement in The Moorlands was renewed in October.
- * An uneven patch of roadway in Hampton Drive has been repaired together with levelling part of the kerblin.
- * A patch of roadway at the junction of The Orchards and Ladywood Road has been repaired and levelled.
- * The leaf collection exercise is a huge task and this year somewhere around 350 tonnes of leaves will be cleared. The leaf-fall pattern has changed considerably in recent years and the exercise, which started in August, will be ongoing until at least February!

Footpath & Verge Improvement Plan

For some years there the above plan has prioritised the frontages that are most in need of renewal and a sum is allocated annually in the capital account budget.

Early next year a number of frontages will be renewed under this plan in Hartopp Road, Luttrell Road and Ladywood Road.

The owners of 17 Bracebridge Road are close to completing their building project and have agreed to fund repairs to nearby verges that were damaged during the project. We are grateful to them for their co-operation in this.

Directorship

Four Oaks Estate Ltd has a board of volunteer directors who are all residents and who give freely of their time. Directors serve a maximum of two consecutive five-year terms.

Due to the retirement of one of the directors there is a vacancy on the board. Candidates must be residents of the Estate and there is a formal application procedure and a Nominations Sub-Committee which interviews applicants and makes a recommendation to the board.

If you are interested in becoming a director please advise the Secretary, Stuart Tullah, who will provide the application form and who can give you an idea of what is involved.

Tennis Club Padel Courts

The tennis club has completed the installation of two padel courts in November and they are now available for use either by members or by booking through the LTA's website.

Four Oaks Squash Club

A circular was sent to all residents in October highlighting the club's squash, racketball, gym and bar facilities, which are available 24/7. If you 'missed' the circular and would like to know more about these facilities just let us know.

Gas Mains Replacement works

The final phase of the gas mains replacement works has been fully completed. Initially it appeared as if there may be considerable disruption, including lane closures. In the event disruption was minimal.

Some of the temporary blue road markings used by Cadent Gas seem to be taking a long time to wear away and they have agreed to re-inspect them early next year, although we have been assured that over time they will wear away fully.

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)