

FOUR OAKS ESTATE NEWSLETTER



Issue Number 37 – March 2025

Estate Management arrangements

The board retains a firm of managing agents to look after the maintenance and the management of the estate and every aspect of administration and bookkeeping, including company compliance, budgeting and collecting the road frontage charges. The current managing agent is Tullah Property Management Ltd and Stuart Tullah also acts as Company Secretary. He has done so since May 2000. Stuart informed the board a few months ago that he had decided to 'step down' from March. Following this a formal process was followed to locate a replacement agent. Four firms were invited to put forward a proposal and interviews were conducted. Marwood Surveyors has been appointed and you will hear from them later this month introducing themselves and providing contact information. They will be retaining Stuart as a consultant for at least twelve months to ensure continuity of estate management and practices.

Grounds Maintenance matters

- * The 'bulk' of the leaf clearance exercise was completed in December but leaves continued to fall until February. Well over 300 tonnes of leaves were collected!
- * Our drain gulleys are mechanically cleared every six months. Some however are inaccessible to the vehicle and some are particularly vulnerable, such as those near the junction of Hartopp Road and Four Oaks Road due to the volume of storm water that sometimes flows from Four Oaks Road into Hartopp Road. These gulleys are cleared manually to ensure they continue to operate effectively.
- * Fifty potholes were filled in January in Luttrell Road, Bracebridge Road and Wentworth Road.
- * All 65 of our lighting columns are currently being cleaned.

Footpath & Verge Improvement Plan

This plan is reviewed annually and prioritises the renewal of those frontages most in need. A considerable amount of work was completed in January under this plan, including the renewal of frontages in Hartopp Road, Luttrell Road, Wentworth Road and Ladywood Road. Wooden verge posts are installed in newly laid frontages where they are vulnerable to traffic damage.

Planning Applications

We are a consultee of Birmingham City Council for planning applications on the estate. It is though rather 'hit & miss' whether BCC remembers to consult us! Where we are consulted we look at the application and only make objections if we feel the application is injurious to the Conservation Area, to the estate in general terms or to neighbours. We often notify neighbours if we think an application may adversely affect them, in case they are not aware of the application.

2025 Tree Survey

There are around 430 trees on the roadsides and every two years we commission a full arboricultural survey. Every tree is inspected for two main reasons: to ensure the long term health of the tree stock, a defining feature of the estate, and to ensure public safety and for insurance compliance. We replace dead or unsafe trees and carry out a huge amount of maintenance. The 2023 survey showed that works were required to around 220 of our trees for example.

2025 AGM – Tuesday 29th April

Our AGM will be held on 29th April at the tennis club at 7.30pm and there will be a free buffet at 7pm. The meeting notice, agenda and the 2023/24 draft audited accounts will be circulated to all residents in good time prior to the meeting.

Speed Bump Bollards

There are reflective bollards at the sides of our speed bumps and these are regularly damaged by careless drivers. Nine had to be replaced in December and January. Consideration has been given to using more resilient bollards, but they would be considerably more expensive to install and replace and could cause serious damage to vehicles if they were struck.

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

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