



Redgrove Park Newsletter

Summer 2018

Welcome to the latest newsletter bringing you relevant and topical information about the estate...

Improvements to the Estate

The Entrance

It was agreed that we should make a series of improvements to the entrance, which is being managed and co-ordinated by Karen Belcher and Peter West. Work has already started with the following:

- Re-surfacing the tarmac path at the pedestrian gate leading into the estate.
- Jet washing the entrance brickwork and wall as well as pillar caps.

Further work planned for the summer includes the following:

- New ball finials have been purchased, and these will be fitted to the top of the 3 pillars.
- The gates will be repainted black with gold tips.
- The grassed area outside the gates will be re-seeded and improved.
- A laurel hedge will be planted inside the Estate fence at the entrance.
- Our hawthorns will be re-planted by the Colesbourne Road border fence.

The Drive

The long hedge to the left of the road is to be trimmed very soon. As usual, this has been delayed due to the requirement to protect nesting birds between April to July.

The grassy area, adjacent to streetlight (12) between the path and road has become an overgrown raised area. Our plans are to remove any shrubs and replant them in the woods. We shall clear the ivy and level the area with new bushes planted to smarten up this area.

The grassy area, in front of the wall to the rear of property number (1) has become overgrown and this too will be tidied up in keeping with the smartening of the main drive.

The Woods

Winter gales did considerable damage, and the ash die-back disease continues to affect some specimens, requiring expensive pruning or removal. Three new trees have already been planted; two native and one exotic, a Gingko tree. Some self-seeded young trees have emerged; a young cherry tree and new maple tree. Work has already started on clearing the cow parsley in the woods. Further work will be undertaken to clear undergrowth, trim thickening bushes and clear unwanted moss on the lawns.



Infrastructure

Roads and pathways

For many years the Estate has been plagued by mossy growth on some main paths. These have now been successfully pressure-washed to provide a clean pathway.

Following professional advice in late 2017, the directors were advised that works amounting to more than £45K were required to bring the roads back up to standard. The Directors have instituted a rolling programme over a 5-year term to carry out maintenance work as necessary.

The Company were asked to consider lowering a kerb near numbers (89) and (97) to enable pushchairs, buggies and wheelchairs to have easier access. The Directors supported this request and Ash & Co have surveyed the site and are arranging for the work to be carried out soon.

The Directors asked Gloucestershire Fire & Rescue Services to check all our hydrants and renew appropriate signage. This was carried out in June to ensure the continuing safety of the Estate should the emergency services need access. Please note: these hydrants are for Fire Service use only; it is an offence to access them for any other purpose.

Streetlighting

We have appointed a new lighting contractor, W & N Adams. They will replace all sodium discharge lights with 'soft white' lights, at the

same time inspecting the quality of all lantern cases. We will also receive an up-to-date and costed list of necessary repairs such as: cracked glass panes, loose hinges, etc.

The system is believed to be in good working order, but please remember that if lights fail to come on in the dark or remain lit during daylight hours should be reported to the Estate Managers.

Drainage

Whilst, the Company is responsible for surface water drainage, all other drainage ('foul water' from WCs, kitchen sinks, etc) runs to the pumping station.

The pumping station located near number (34) is now the responsibility of Severn Trent Water and any problems arising should be reported to them, also informing the Estate Managers to ensure corrective work is undertaken by Severn Trent Water.

Recently, unpleasant odours from the pumping station area have been reported and Severn Trent Water were informed and have taken appropriate action, although further complaints have arisen.

The Company owns the land on which the pumping station is located. This means that it is the company's responsibility to keep the areas clean and tidy with good access at all times.

Whilst sewage disposal is now a Severn Trent Water matter, please continue to observe the rule that only human waste should be put into WCs.

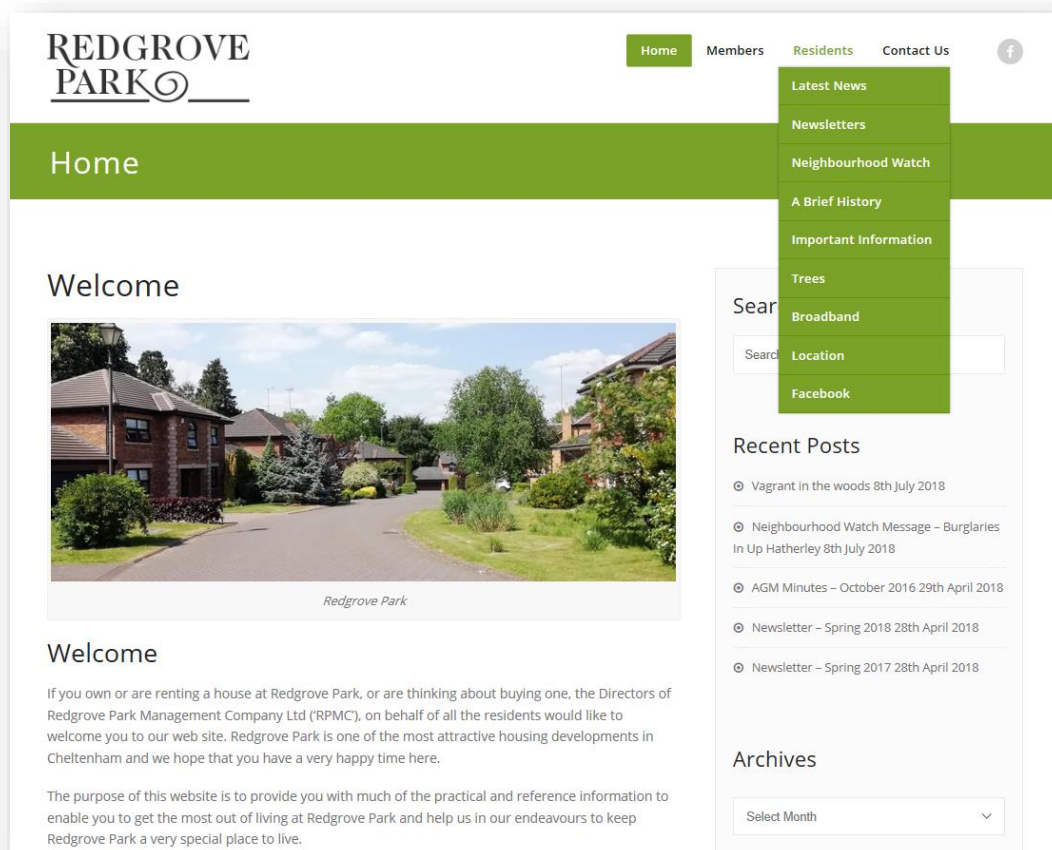
Items such as incontinence pads, nappies, sanitary products and cleaning wipes should be disposed of through normal refuse waste disposal.

With regard to the Estate surface drainage, our established policy is to hire Cheltenham Borough Council services each summer to sweep gutters and clean out the 'gullies' i.e. grill-covered drain sumps. The Company is investigating the possibility of another contractor to do the work, but the policy remains intact.

Communications

In the past we have delivered a printed newsletter to every household. We will continue to do this; however, we are mindful of the need to keep residents up to date in between these publications.

Therefore, we are pleased to announce that Peter Mansion has created a new website for Redgrove Park Management Company Limited, www.redgrovepark.co.uk which has been launched. The website contains lots of useful information for members and residents such as latest news, minutes of Board meetings, advice for obtaining planning consent, Neighbourhood Watch bulletins etc. It will also contain an archive of past newsletters, Board Meeting minutes and AGM reports.



We hope that this website will be a valuable resource and welcome any suggestions for ways that we can improve the site. This can be done via the website contact form.

The Vagrant

In June 2017 a trespasser took up unauthorised residence in our woods. He was immediately asked to leave but declined. The Police and Cheltenham Borough Council (CBC) were quickly informed – at which point a long saga unfolded.

Despite repeated requests by the Directors neither the Police nor CBC (later also, immigration authorities) seemed able or willing to take any action. Accordingly, the Company took legal advice in November 2017 and instructed its solicitors to obtain a Court Order to remove the trespasser.

The legal process is protracted, however in May 2018 we successfully obtained a Court Order to remove him from our Estate.

Without our knowledge, in February 2018 the Police arrested the vagrant who remains in custody. However, we now have a Court Order to remove the vagrant, valid for six years should he consider returning.



In June 2018, a small group of volunteers cleared up the area occupied by the vagrant, placing his belongings in sacks discreetly located in the woods adjacent to the gate. This is because we were advised not to dispose of the vagrant's property without his consent.

There are no apparent remaining traces of rubbish nor human faeces and the Directors are confident that this matter has been drawn to a close. Faeces occasionally discovered in the woods may possibly be the result of trespassing dog-walkers using our Estate as a convenience. Parents of playing children and pet-owners on the Estate might take note of this hazard wished upon us. Dog-owners are legally responsible for clearing up any mess created by their pets.

Local Construction Works

Richmond Care Village

Residents will be aware of the substantial building works being undertaken in connection with the construction of the Richmond Care Village (part of BUPA group). We have experienced considerable disruption during the early stages of the work. We have now established a dialogue with Lewis Jones, the Site Manager for the developers, Stepnell Ltd who will keep us informed of progress.



The new care home, due to open in the Autumn 2019 will provide personal, nursing and dementia care and 55 assisted living care suites. The complex's extensive communal facilities will include a restaurant, café bar, library, exercise studio, treatment rooms and hair and beauty salon.

The building will incorporate large areas of glazing which will reflect the surroundings. Woodland walkways will enable residents to fully enjoy the natural landscape.

There will be extensive garden areas within the development with rooftop garden terraces on the upper floors, including a sensory garden and raised beds. The development will be four storeys high stepping down to three storeys at the end of each of the main wings.

The historic woodland will be maintained and conserved by the proposals with large-scale replanting planned where trees have had to be removed because of disease or to make way for the development.



Polite Reminders

Bins & Recycling

The new refuse collection schedules now seem to be working well with most residents placing bins for collection on appropriate days i.e.

Friday Fortnightly	Green Wheelie bin for general waste
Friday Fortnightly	Recycling boxes (glass, cans, paper, plastics and cardboard)
Every Friday	Food recycling caddies
Tuesday Fortnightly	Brown Wheelie bin for garden waste (same week as recycling boxes)

See Cheltenham Borough Council website for public holiday arrangements www.cheltenham.gov.uk.

Please withdraw your bins from the property frontage to maintain a clean and tidy appearance.

Estate Speed

The Estate has adopted a speed maximum of 15mph throughout the estate to respect children, animals and areas without pathways. This is usually well observed, but not always by visitors. Your help and assistance with this is much appreciated by all residents.

Company Matters

Annual General Meeting

The next AGM will be held at The Pavilion, Hatherley Lane on Wednesday 17th October 2018 at 7.15pm.



Board Meetings

The Directors meet quarterly, usually on the first Monday in February, May, August and November. Items for the agenda are always welcome. Please send these to the Secretary to the Directors, Roger Hennessey.

Board of Directors

The current Company Directors are:

Mr Grant Cozens (Chairman)	Number 40
Mrs Karen Belcher	Number 39
Mrs Liz Coke	Number 30
Mr Peter Mansion	Number 64
Dr Peter Walker	Number 7
Mr Peter West	Number 66
Mr Roger Hennessey (Secretary to the Directors)	Number 29

Estate Manager

Mr Richard Smith

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Neighbourhood Watch

Liz Coke continues to be our Neighbourhood Watch Co-ordinator for any Police news or alerts about news of criminal activity.



Your Feedback

Please let us know if you have any comments, queries or suggestions for items to include in the newsletter, on the website or to add to the Board Meeting agenda.



Your Board of Directors
July 2018