



Redgrove Park Newsletter

Autumn 2019

Welcome to the latest newsletter ...

The Annual General Meeting (AGM) was held on 16th October 2019. The minutes will shortly be placed on the website where you will be able to view them once you have registered to the site.

Two issues were raised from the attendees. Firstly, it was suggested that a defibrillator be installed on the main drive into the estate. Secondly, a suggestion was made about installing a solar-lit speed warning sign along the main drive. These are being considered by the directors at board meetings.

Improvements to the Estate

The Entrance

Whilst much of the planned work on the entrance has been completed, we have faced delays due to necessary work on the gate pillars. We have finally received quotes from selected building contractors for carrying out underpinning work and are considering which company to instruct. Once the work has been completed, we shall be able to proceed with the replacement of the caps, concrete bases and ball finials on the pillars.

The Drive

Work has continued and is ongoing on the enhancing of the drive by removal of undergrowth and the establishment of lawns. Arrangements are in place to replace the flowering cherry trees (on the left-hand side of the drive on entering the estate) that have been lost over the past few years. This should be completed shortly. Deterioration to the edges of some speed bumps have been identified and arrangements have been made for repairs to be undertaken very soon.

Gardening Contractors

Following the retirement of our previous garden contractor, Bill Fuller, replacement contractors were appointed. However, work was considered unsatisfactory and the contract was terminated. From 1st September, we engaged Tim Evans who is probably well known to several residents. Already we are seeing positive results from his work.

The Woods & Lawns

You may have noticed the emergence of a woodland walkway. This is gradually being created by Tim Evans recycling the chippings created by Greenfields when undertaking tree work. Each year Greenfields undertake an audit of all the trees and shrubs on the estate. The audit runs to 19 pages and currently covers 250 trees. This is a very detailed report describing each tree, its condition and recommending action when appropriate e.g. lopping dead or diseased branches, removing ivy, and,

where we have to for safety reasons, felling. Most of the work suggested in this year's audit has been completed but a few items remain outstanding including trees on the estate boundary. Wherever possible we replace felled trees with similar species, unless they are subject to particular problems e.g. Ash die-back. Under the company's Environmental Policy, we usually plant 2 trees for every one lost. We are also 'lightly managing' the woodland area to encourage nature, but in a way that maintains a tidy appearance. For residents' information the Environmental Policy is now on the Company website. A planting plan is in place which normally commences in the autumn and therefore planting will be carried out shortly. As soon as weather conditions permit, we are replacing a scruffy area near the electricity substation with a grove of ornamental trees instead.

Infrastructure

Roads and pathways

The second stage of the rolling 5-year programme of necessary maintenance work has now been completed. However, some of the work planned for future years has had to be brought forward particularly in respect of footpaths. Inevitably, with an estate of this age, further necessary works continue to be identified and are built into our maintenance programme.

Signage

All relevant white speed limit and road division markings will be repainted. The directors are considering an upgrade to the speed warning sign on the main drive (see above).

Streetlighting

The system was previously reported to be in good working order; however, some problems have recently occurred following heavy rain. Our contractor has suggested that the fault may lie with lamp connectors not being weather-proof and we are currently arranging for all connectors to be replaced. We shall

monitor the situation, but please remember that if lights fail to come on in the dark or remain lit during daylight hours, this should be reported to the Estate Managers.

Drainage

The pumping station located near number (34) is now the responsibility of Severn Trent Water (STW) and any problems arising should be reported to Ash & Co who will ensure corrective work is undertaken by STW. Whilst sewage disposal is now an STW matter, please continue to observe the rule that only human waste and toilet paper should be put into WCs. Items such as incontinence pads, nappies, sanitary products and cleaning wipes should be disposed of through normal refuse waste i.e. the green wheelie bins.

Regarding 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.

Communications

Newsletter

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

Website

A website was created for Redgrove Park Management Company Limited, www.redgrovepark.co.uk. This is working well and 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 contains an archive of past newsletters, Board Meeting minutes and AGM reports.

We believe that this website is a valuable resource and welcome any suggestions for ways that we can improve the site. This can be done via the website contact form. Since the last newsletter, further Board Meeting Minutes, AGM Minutes and other information have been placed on the website.

Board Meeting Agenda Items

Please see below for the dates of Board Meetings. If you would like to raise any topic for discussion, please notify one of the directors and this will be tabled for the following board meeting.

Resident Facebook Page

Although not connected to RPMC Ltd, this is just a reminder that there is a Facebook group which provides a forum for Redgrove Park residents. This was created by a resident to facilitate discussions between homeowners. In particular there have been a number of residents' initiatives relevant to climate change and other related issues. Caroline at No. 73 has been very active in providing suggestions and would welcome additional support and input.

Local Construction Works

Richmond Care Village

At long last the construction works on the care village are nearing completion. We continue to communicate with Lewis Jones, the Site Manager for the developers, Stepnell Ltd who keeps us informed of progress. The new care home is due to open in January 2020 and was preceded by an open event at Manor By The Lake on 11th November 2019.

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. 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 maximum speed of 15mph throughout the estate to respect children, animals and areas without pathways. This is usually well observed, but not always by visitors. Please ask your visitors to respect this speed limit. Residents should also ensure that children are aware of the traffic risks when playing. The directors are investigating the possibility of installing a vehicle activated speed sign on the drive.



Litter

Hopefully, you can see that we are trying to improve the appearance of the estate. Litter appears to be problematic along the driveway to the estate and in the woods. If you notice litter, please could you help us to maintain cleanliness by picking up and disposing of the debris in your bins.

Planning Permission

Solar panels: Residents should be aware that they may not need to seek consent from Cheltenham Borough Council (CBC), it is nevertheless a requirement that consent is sought from RPMC Ltd and this will not normally be unreasonably withheld.

Extensions: Similarly, whilst permission may not be necessary from CBC, it is still required from RPMC Ltd and the impact on neighbouring properties must be duly considered by the board.

Company Matters

Annual General Meeting

The next AGM will be held at The Pavilion, Hatherley Lane on Wednesday 14th October 2020 at 7.15pm. All homeowners are very welcome. And will receive formal notification in due course.



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 (29). Dates of forthcoming meetings are 3rd February 2020 and 4th May 2020.

Board of Directors

The current Company Directors are:

Mr Grant Cozens (Chairman)	(40)
Mrs Karen Belcher	(39)
Mrs Liz Coke	(30)
Mr Peter Mansion	(64)
Dr Peter Walker	(07)
Mr Peter West	(66)
Mr Tim Shand	(90)
Mr Roger Hennessey (Secretary)	(29)



Estate Manager

Sarah Bird has now taken over from Richard Smith as Estate Manager:

Ms Sarah Bird, Ash & Co Chartered Surveyors

Email: sb@ashproperty.co.uk

Tel: 01242 237274

Mail: 1 -5 Kew Place, Cheltenham, Glos. GL53 7NQ

Accountant & Company Secretary

Simon Sheldon, Harper Sheldon Accountants

Neighbourhood Watch

Liz Coke continues to be our Neighbourhood Watch Co-ordinator for any Police news or alerts about news of criminal activity. Please let Liz know if you would like to be added to her email distribution list for this information.



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

November 2019