



Redgrove Park Newsletter

Summer 2020

Welcome to the latest newsletter ...

Covid-19 Working from Home

Many residents continue to work from home and regularly seek fresh air and exercise as a welcome break from their screens. This means that there are more pedestrians within the estate, more children playing, and more home deliveries as online shopping has become the norm.

For many years, the Directors have had to remind residents and their visitors to moderate their speed whilst driving through the estate. Whilst the snaking layout of the estate helps to reduce speed to a certain extent, some motorists still seem to drive at excessive speeds. This has become more apparent during Lockdown where the mix of traffic appears to have changed from predominately commuters to predominately delivery drivers, often in a rush due to tight delivery schedules.

Unfortunately, on the morning of the 24th June a resident's cat was run over and killed. We have no idea of the circumstances as the driver did not stop. This incident has raised the concern that a child may be the next to be knocked over and the Directors have decided to seek expert advice to ascertain if we have a problem with vehicles speeding within the estate and if so what steps could be taken to mitigate this danger.

In September, following an initial consultation with a traffic expert, we will be undertaking a traffic survey to assess the volume of traffic within the estate, the speed of the traffic and the type of vehicles. Once we have the raw data findings from the survey, we will seek advice and consider if further action is required to reduce speeds (for example improved signage or speed humps). The survey will be carried out electronically by the placement of two tubes placed across the road and a box on the pavement capturing the data.

The Management Company will report the findings later in the year.

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.



Improvements to the Estate

The Entrance

The structure of the three central pillars at the estate entrance has been examined and their stability established. The pier caps on these pillars have been replaced with new ones, and concrete bases and ball finials added. A brace has been fixed to the pillars either side of the pedestrian entrance to counteract any slight movement in these pillars, and the pedestrian gate re-balanced and re-hung to enable it to open and close. Following completion of the work, we are investigating options to improve signage at the entrance.



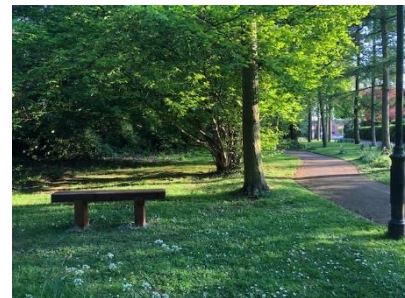
The Woodland Path



Peter Walker, one of our directors, masterminded the Woodland Path, which is the path that starts by the electricity substation and winds through the woods and finishes by the main gate. During the spring, this path is a lovely walk with lots of wildflowers and is completely hidden from the drive. It will ultimately have wood chippings covering the full length so that it will not be too muddy.

In the spring there are wood anemones, bluebells and cow parsley along the route, and we have planted a new Mountain Ash to replace a Horse Beech tree that had to be cut down.

The path is particularly useful during Covid-19 as it means that people can maintain social distancing more easily.



We now have **two** benches kindly donated by Peter Walker in place as well, to give people a chance to rest and appreciate the woods.

The Woodland Trees

In May the Annual Tree Audit was received. Liz Coke surveyed the trees with a representative of Greenfields and discussed the work needing to be undertaken. It was agreed that we needed to fell two trees, remove any deadwood, and prune any parts of trees that may negatively affect pedestrians. This work was carried out in June, except for one Poplar tree overhanging Colesbourne Avenue. This is due to a Tree Preservation Order (TPO) on the tree and an application has been made but a response not yet received.

Due to the prolonged dry spell in May, some volunteers kindly offered to water the cherry trees in the long hedge, and all the new trees in the woods. Thank you very much to our valiant waterers. They can be immensely proud that the new trees are thriving. We will be planting four oak saplings in the autumn, an Acer Ginnala to complete the ornamental grove and a Ginko planted in the area below the giant redwood. We have a lot of lovely trees in Redgrove Park woods, and we recommend the walk that is on the website www.redgrovepark.co.uk which describes all the unusual ones.

The Estate Lawns

The area between numbers 1 & 2 has been grass-seeded. As the newly seeded area is largely shaded and the condition of the old grass is poor in places, it is planned to “weed and feed” this entire area in the Autumn. Three Cherry trees near the entrance to no. 1 have been removed to protect the nearby brick wall and footpath from damage by the tree roots

Topical News

August Storms

On 12th August, severe storms caused our woodland trees to shed their vulnerable small branches and debris was seen throughout the estate. Additionally, the lightning struck one of our Oak trees just inside the estate and this fell across the metal fence onto Hatherley Lane blocking one carriageway.

Grant & Michaela Cozens and Peter West temporarily managed the traffic on Hatherley Lane, and the Highways Authority responded promptly to our call. They quickly removed the fallen branches and cleared the road, returning the logs to within our estate. Some of these logs have been taken by Greenfields to create additional bark chippings for our woodland path; some logs will remain in situ within the woodland to create an insect haven.



Infrastructure

Roads and pathways

Repairs have been made to the speed bumps along the driveway into the estate. Two long sections of footpath have been re-tarmacked, and two rumble strips repaired. All white lines (speed limits, road division markings and “sharks’ teeth” on speed bumps) have been re-painted. The kerbstones on the estate have been jet washed. The next section of footpath to be re-tarmacked is that between numbers 1 & 2. We plan to re-surface the entire footpath, from the estate entrance to the electricity sub-station building, next year (FY 2021/22).

Gullies and Gutters

The gullies on the estate have been cleaned out and the gutters swept by Ubico.

Streetlighting

Following inspection of the streetlight lanterns, some have been replaced and others cleaned (as best they can be). It is planned to re-paint all lampposts and re-stencil lamppost numbers this Autumn. The recent storm caused damage to streetlight 34 and this will be repaired as soon as practical.

Electricity Sub-station Building

The roof has been cleared of moss, broken tiles have been replaced with new, and the wooden soffits and fascia have been re-treated and fixed in place. The next stage of maintenance is to examine the interior struts of the sub-station building, with Western Power present.

Communications

Newsletter

We are delivering a printed newsletter to every household and we will continue to do this at least twice a year; 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 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.

Board Meeting Agenda Items

Please see below for the dates of Board Meetings. These are now taking place online to maintain social distancing rules and 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. There have been several residents' initiatives relevant to climate change and other related issues. Caroline at No. 73 has been continually active in providing suggestions and would welcome additional support and input.

Polite Reminders

Litter

It has become apparent that litter is on the increase particularly along the woodland walk. Whilst some items are accidentally dropped, it seems that some could be deliberate and potentially dangerous to animals and children. There has been plastic, cans, glass, used face masks, sweet wrappers amongst other items. Thanks to all volunteers who regularly litter-pick on the estate.



Bins & Recycling

The refuse collection schedules are 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.



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Dogs

Would residents please ensure that they keep their dogs under control whilst within the common areas of the estate. Some residents have a fear of dogs and have become nervous outside their homes.



Sewage Disposal

Whilst the pumping station is the responsibility of Severn Trent Water, please continue to observe the rule that only human waste and toilet paper should be flushed down WCs. Items such as incontinence pads, nappies, sanitary products, and cleaning wipes should be disposed of through normal refuse waste



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 now be held online on Wednesday 14th October 2020. All homeowners are very welcome and will receive formal notification from Ash & Co in due course. See overleaf for information needed from you.

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 2nd November 2020 and 1st February 2021.

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 Roger Hennessey (Secretary)	(29)

Estate Manager

Sarah Bird is the Estate Manager and can be contacted as follows:
Ash & Co Chartered Surveyors, 1 -5 Kew Place, Cheltenham, Glos. GL53 7NQ
Email: sab@ashproperty.co.uk
Tel: 01242 237274

Accountant & Company Secretary

Simon Sheldon is the RPMC accountant and company secretary:
Harper Sheldon Accountants, Midway House, Staverton Technology Park,
Herrick Way, Staverton, Glos. GL51 6TQ

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
September 2020



Information Required

AGM attendance

During the current Covid-19 crisis the government has relaxed the requirements of holding AGMs. It is presently permitted to either postpone or convene meetings in a flexible way using a range of technologies. Having taken advice, the directors have decided to hold a 'virtual AGM' using Zoom technology rather than a physical gathering at The Pavilions in Hatherley.

Anyone with a device that can access Zoom will be able to join. By using Zoom, any homeowner attending will be able to view the presentation of the various reports listed on the Agenda and will be able to express their own opinions or raise questions by using the "chat" facility for all to see.



To participate in this virtual AGM we will need to know your email address so that an invitation can be sent to you. These should be sent to the Chairman's email address grant.cozens@btinternet.com

Please could you include the following details in your email to him:

- Name of the homeowners
- House Number
- Email address

These details will be used solely for the purpose of this year's AGM and will not be held after the meeting in order to comply with GDPR regulations.

Full written details will be included with the AGM papers which will be sent out shortly by Ash & Co.

