



Redgrove Park Newsletter

Summer 2021

Welcome to the latest newsletter ...

With the lifting of lockdown measures, the estate has become a welcome hub of activity with comings and goings, visitors more frequent and holidays now on the agenda for many residents. We have also welcomed a few new residents to the estate. Many estate improvements completed; others continue to make good progress, and some are in the pipeline for the Autumn.

Improvements to the Estate

Work Completed

As you will have seen the resurfacing of the main pathway has been completed and we are extremely pleased with the results. A loose manhole cover on the main driveway has been reseated, although seemingly a minor repair this had the potential to become more costly if left.

Work in progress

Over half of the estate lampposts have been repainted and the remainder should be completed in the next few weeks. This has smartened up the estate and the numbers will be stencilled on each lamppost making it easier for residents to report any faulty lights in future.

Future Work

The directors noted that some curb stones and pavement edges were damaged and in need of repair and the work will be carried out shortly. There should not be any disruption during these works. The gutters and gullies on the estate are due for cleansing in the coming months



Trees and Woodlands

The Woodland Trees

Redgrove Park woodland was planted many years ago as part of the Dowty Estate and is a great asset to our development and we benefit from a mature woodland which comes with its own responsibilities.

Each year Greenfields undertake a tree survey. This is a detailed document, running to some 17 pages, covering the overall health of each tree, and provides advice on any work that may be required. This year's report indicated that 24 trees either need felling or closely monitoring.

Ash dieback continues to be a problem and 20 of the 24 trees are Ash; 10 of these need to be felled and the remainder will be closely monitored over the next 12 months. All these trees are subject to Tree Preservation Orders (TPO) and permission is being sought from Cheltenham Borough Council (CBC). The CBC Tree Officer will be visiting to confirm approval for the felling of the 10 trees and these are marked with a white cross. Those with a white dot are being closely monitored.



A dead fir tree within the estate was removed in July. Whilst it is disappointing that we shall lose so many trees, this is an exciting opportunity to consider the long-term planting strategy. The directors have a policy of replacing trees on a one-for-one basis.

Discussions are ongoing and one resident, Elisabeth Le Vierge has been watering the oak saplings in the woods in support of Liz Coke who is watering two of our other new trees. Rather helpfully, she is involved with a community tree nursery, and she has recommended we seek advice from Chris Chevasse, the CBC Tree Officer with regard to our tree planting strategy. We believe that this will be helpful and in addition he has a working knowledge of our woodlands and understands our wish to plant suitable varieties to complement our woodland.



Road Safety

In a further effort to remind residents and visitors of our estate speed, the directors investigated the possibility of placing “maximum speed” stickers on Wheelie Bins which have become common practice in the area.



As a private estate, we have a recommended speed limit of 15mph, and we have therefore ordered sufficient quantities for each household to place a stickers on their Wheelie Bins. We have obtained confirmation from CBC that they have no objection to this. This will be entirely voluntary, and the stickers will be provided free of charge by RPMC. Peter West, one of our directors has volunteered to call at each house to offer at least two stickers.



Home Security

In the early hours of Sunday 1st August, a resident disturbed three people in the process of breaking into their house. When challenged by the resident the burglars fled to their getaway vehicle which had been parked next to the Electricity Sub Station Building. A cream mini had been stolen from Broad Oak Way, Hatherley the previous day. It is understood that they initially gained access through the side gate and then attempted to gain entry at the rear of the property by removing door handles and using a crowbar. Thankfully nobody was hurt during the incident and the police were quick to respond.

ALERT This is a timely reminder to all residents to secure their property and any access points and perhaps consider improving security e.g., locking side gates, door entry cameras, CCTV etc. Please also remember to secure your vehicles because sadly the estate is not immune to opportunist thieves prowling to steal cars and/or their contents.

Estate Security

Bearing in mind the above attempted thefts, Directors are now investigating the practicalities and possibilities of some form of CCTV coverage for those entering or leaving the estate.

Board of Directors

During the last 12 months, two of our Directors, Peter Walker and Peter Mansion, have moved away from the estate and have resigned from the Board. We are thankful for their advice and service and now seek to replace them with two new directors. Anyone wishing to put themselves forward should email the Chairman, Grant Cozens at grant.cozens@btinternet.com who will provide an Expression of Interest Form. We are keen to maintain a diverse range of skills and interests within our Board of Directors and the directors will discuss any applications at the earliest opportunity.

Planning Permission

When owners purchase a property on Redgrove Park, a Deed of Covenant is signed. An element of this is regarding alterations to properties. The idea behind it is to help us all maintain the attractive nature of our estate. Broadly speaking anyone owning a property on Redgrove Park who wishes to carry out alterations to the exterior of their houses must obtain planning consent. The same applies to the lopping and felling of trees. This should first be sought in the normal way by requesting permission from the planning department of Cheltenham Borough Council. If this is granted, consent must then be sought from the Redgrove Park Management Company. The policy of the Company is, as it has always

been, to maintain the high quality of the general environment of the Estate, in everyone's interest. The Directors normally consider the following criteria:

1. The overall shape of the property ought to be pleasingly balanced and reasonably symmetrical, in keeping with its current form and the general style existing in the rest of the Estate.
2. The property ought to blend in with its neighbours, and in no way dominate them.
3. Existing properties have been designed and distributed so as not to spoil residents' outlooks, nor to permit intrusive observation by neighbours, and these attributes should be maintained.
4. The texture and colour of materials in any proposed alterations ought to harmonise with existing forms and standards on the property itself, and those prevailing in neighbouring properties.

The Company has no wish to obstruct reasonable developments to properties on the Estate or to freeze its current arrangements and styles for all time. Nevertheless, the Company must maintain an attractive environment on the Estate in the interest of all property owners. For which reason proposed alterations normally cause the Directors to consult the neighbours of the applicant, and thereafter to consider the application in the light of the criteria listed above, as well as seeking the advice of a qualified surveyor, property specialist, normally the Estate Manager, or arborist. Several alterations have been approved over the years, evidence of the general success of that policy. Any communications involving RPMC should be made in the first instance with Sarah Bird at Ash & Co, the Estate managers, to whom all details, plans, etc. should be sent.

Polite Reminders

Litter

Litter continues to be evident, particularly along the woodland walk. 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.



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.



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. Please do not leave poo bags in the woods. This results in a hygiene issue for our gardener when mowing/strimming etc.



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



Company Matters

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 1st November and 7th February 2022.

AGM

This is scheduled for Wednesday 13th October commencing at 7pm and will be held at The Pavilions and invitations and relevant papers will be sent out shortly to all members.

Board of Directors

Mr Grant Cozens (Chairman)	(40)
Mrs Karen Belcher	(39)
Mrs Liz Coke	(30)
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

Website

Our website contains lots of useful information for members and residents, such as latest news, minutes of board meetings, advice for obtaining planning consent. To be able to access all information, you will need to register. www.redgrovepark.co.uk

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
August 2021