

2009 Annual Report from the Chairman of the Roads Committee

Dear Resident

I am pleased to report that even during this time of recession we have managed to make good progress with the maintenance of the estate. On an extremely tight budget all the essential elements required to maintain the estate were upheld. Approximately £275,000, excluding Administration Costs, has been spent tending the estate; this is down by about 25% on previous years.

The main reason for the fall is the significant reduction in anticipated income from 'construction contributions'. Previously, this has made a sizable supplementation to the road rate. At the beginning of the year there were 57 active construction sites, this has reduced to 21. New starts were the lowest for many years. As a result, we were not able to resurface/widen certain sections of road. We have budgeted for this next year.

Staying within budget, we recruited an additional member of staff for the maintenance of the estate. We now operate what is effectively three full-time maintenance staff. Contrary to the misconception that the club's green-keepers maintain the estate, 17 miles of roads and verges are maintained by just three people. In addition, James Periton completed his first year as Estate Manager. He is available, 9.00am – 5.30pm for any enquiry, Tel. (01344) 842819. On behalf of the committee I would like to thank Ron Arnold who retired this year, his contribution and tree reporting over many years have been invaluable. Also, our appreciation goes to Ursula Way who leaves us after over 14 years.

Notable Achievements in 2009

- New full time Estate Manager
- Improved Knights Security including; new staff, extra hours, improved sign written car additional traffic checks and site patrols.
- New & additional street signs.
- Clearance projects; in particular at golf course crossings.
- Portnall Drive & Abbots Drive entrances re-surfaced.
- Changes to Planning Guidelines; including more stringent criteria for Basements and tree felling.
- Increased use of the Road-sweeper.
- Portnall Rise speed humps reshaped.
- Speedier repairs to verge damage.
- New white lining to roads
- Planting of approx. 6600 bulbs inc. daffodils, bluebells and snowdrops.
- Savings on Administration Costs.
- Purge on litter
- Established three full time staff for the maintenance.
- Continued tree husbandry to verge trees.
- Restructured WERC accounts
- Successful pursuit of Road Rate debtors

Notable Projects for 2010

To take into account the reduction in the anticipated number of new developments, the road rate for 2010 is to increase by approximately £35,000. This is a necessity to prevent the quality of the estate from declining. This increase does not even make up the shortfall experienced in 2009.

The largest project for 2010 will be the re-surfacing and widening of the hill and fairway crossing along East Drive. The cost will be in the region of £75,000. Further road repairs are proposed with a budget of £15,000. New plant and equipment are required, the plan is to acquire a new gritting salt hopper and a tractor powered blower, the approximate costs will be £7,000. The road sweeper is nearly 10 years old, and replacement is planned for 2011, expected cost £65,000. Beechwood Road gate mechanism will be upgraded. As you are all undoubtedly aware, security is an issue and an alternative to gating is currently being explored. In addition, over the next few months we plan to produce a new edition of the Wentworth Review.

I would like to take this opportunity to bring to your attention a number of issues that have come to light over the last year.

- Please keep to the 20mph speed limit.
- The use of golf buggies (and similar) is restricted to 16 years and older. Not only are they potentially very dangerous but there are insurance implications.
- We are aware some of the roads are very narrow, may we request you use a suitable place, i.e. driveway entrance etc. for cars to pass. Please do not drive on the verge or the verge edge.
- Please do not allow visitors or contractors to park on the estate roads or verges.
- Any tree over 9" in diameter that you wish to fell must have the prior written consent from the estate office.
- Boundaries should have a rural evergreen appearance; the use of panel fencing is in breach of the estate covenants.
- May we request verge stones and logs are kept to a minimum and where used there is, at least a 2 – 3m gap. In certain instances we reserve the right to remove these objects.
- Please do not allow your gardener to blow leaves into the ditches.

Your cooperation in assisting us in these matters would be appreciated. Finally, I should like to wish all of you a Happy Christmas and a peaceful and prosperous New Year.

A J Ashfield
Chairman