



ORRA NEWSLETTER

Winter 2022



The Committee would like to send the season's greetings to all fellow residents of the Old Ratton Estate and to wish them well for 2023.

AN INTRODUCTION TO LACON PROPERTY MANAGEMENT

We asked Liz Bedwell, who is the owner of LACON, to outline her background and her approach to estate management.

“My husband Steve Bedwell and I have a combined experience in property management of over 20 years and as a consequence we are able to offer a more tailored, responsive and bespoke range of services to clients in the Bexhill and Eastbourne areas. We take a pride in providing solutions to the many and varied situations that can arise as well as having the knowledge and experience to ensure compliance with any relevant current legislation.

Our policies and procedures adhere to the Consumer Charter and Standards that are specific to Managing Agents. We are committed to providing the best customer service and operating to the highest possible standards whilst adopting objective yet considerate advice. Having both worked for other companies before we set up Lacon we realised that we could offer a different approach. Our experience is that clients do appreciate our style of working.

The last couple years have shown us that our hard work and dedication have paid off and we have an ever growing portfolio of clients with whom we work in a collaborative way. We have found that this formula is particularly appropriate for ORRA where we work for the Committee to further the need and objectives of managing the estate for the benefit of all residents.”

A DATE FOR YOUR DIARY?

The committee is keen to foster a greater feeling of community on the estate. With Covid there has been no opportunity to have any informal gathering of residents. In order to begin to remedy this we will be holding a Wine and Cheese evening on Tuesday 20th December in the Willingdon Memorial Hall in Church Street (opposite St Mary's) between 6.30 and 9.30 pm. It is important that we know the number who would like to attend in advance so that we can prepare accordingly. If you would like to meet some of your fellow residents please fill out the reply form on the website (www.orra.online)

RATTON ROADS

As part of the ongoing maintenance of our roads the second phase of road improvements was put out to tender earlier this year. The schedule is made up primarily of improvements - such as giving the speed humps a smoother transition, better signage, minor repairs to tarmac and the possible installation of two new speed humps. It was originally intended that the work would be done by late autumn but since none of the work required is urgent this has been put back to the New Year. Details of the dates for the work will be circulated after discussion with the contractors.

THE ONGOING CATCH-PIT SAGA

As a result of the previous chairman's search through our archives it has been possible to prove absolutely that the maintenance of the catch-pit is the responsibility of Eastbourne Borough Council.

As a result the catch-pit has been emptied twice this year - once on 30th June and again on 14th November. A grill has been fitted to the feeder pipe so that small animals cannot be trapped in the pit, however, in heavy rain when considerable amounts of debris wash down the bridle path this can result in the feeder pipe becoming blocked. Therefore, there is still more to do to ensure that the flow of rain water down Linkway and into Ratton Drive can be reduced - including gully clearance and road sweeping. With that objective a meeting has been held with the Countryside Maintenance Officer for East Sussex County Council which is responsible for keeping the bridle way clear from Linkway to the first intersection of bridle paths.

THE TREES THAT SURROUND US

Every two years the committee commissions a report from an arboriculturalist on the health of the trees on the estate so that an action plan for their care can be devised and implemented.

Reading through this year's tree survey we were struck by the wide variety of trees found on our beautiful estate. It is pleasing to see that we are all, in our own small way, custodians of a total of 24 species and sub species. Many of course, such as the Beech, Sycamore and Lime are fairly common but others like the Swedish Whitebeam are less so. The Corsican Pine and Monterey Cypress even hint of a different if somewhat more exotic habitat than Ratton.

In June 2022 a Red Sentinel Crab Apple Tree was planted on the land between Linkway and Upper Ratton Drive. It was our contribution to marking the late Queen Elizabeth II's (1926 - 2022) Platinum Jubilee. The tree is hoped to be attractive all year round with blossom and red fruits said to be a good source of food for the birds. Finally in October this year it was registered with the late Queen's Green Canopy (QGC) tree planting scheme.

FIBRE BROADBAND WORKING PARTY

The ORRA Committee have set up a Working Party to examine the option of providing super-fast broadband here in Old Ratton. The group had its first meeting on 3rd November and will be approaching all residents over the next few months to find out exactly what you think.

In the meantime, if you have any questions or concerns about the possibility of a fibre broadband company bringing this utility to the estate then please email: webmaster@orra.online . The Working Party will try to take all views into account, positive or negative. Meanwhile, keep an eye on the website/Facebook for updates and information.

THINKING OF MAKING CHANGES TO YOUR PROPERTY?

The binding covenants set up to maintain the character and amenity of the Old Ratton Estate are there to ensure that any development is in keeping with the whole environment and street scene as well as respecting the relationship with neighbouring properties. If you are thinking of making any external changes to your property do please contact LACON to inform them of your plans before you approach EBC. You can find out more about what aspects are covered on the ORRA website - and there is a simple form which you can fill in and send directly from the website.

