



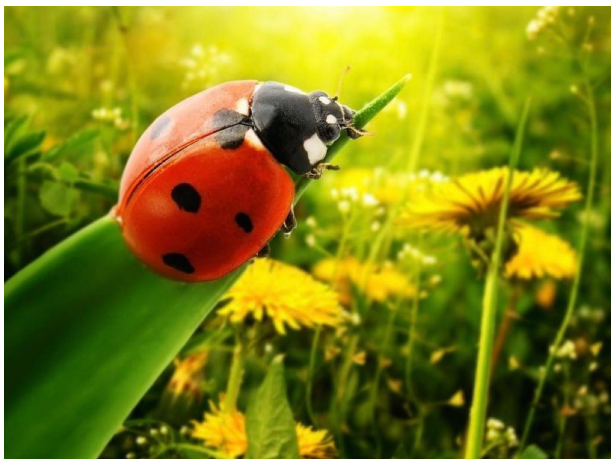
Welcome from the Chair

I'm sure many of you will be split on enjoying the prolonged, warm weather or wishing for cooler 'halcyon' days, perhaps with some rain for our somewhat parched gardens.

Thank you to all residents who have paid their 2026/27 Maintenance Charge promptly. Receiving this income in good time enables, with confidence, the committee to make both the 'Roads and Drainage' and 'Trees' budgeted spending investments, which were set out in the May 2026 AGM. Can I ask, where this may be known to tenant residents that email addresses for their respective landlords are provided to the committee for our records. More sensitively, in the case of any known resident bereavements, that this too is made known to the committee, this to avoid any unintentional communications which may cause distress for relatives. In both instances, please advise the committee at contact@orra.online

Finally, I would like to remind residents of the ORRA paper-free initiative: residents are invited to opt in to email communications and opt-out of paper documents. The forms can be requested by email at contact@orra.online

Clive Tomsett



Full Fibre Update

Works are continuing. In July, BT Openreach identified three additional blockages outside 45, 46 and 48 Ratton Drive. Following communications with these residents and the necessary consents, clearance of these blockages has been included in the required verge 'soft dig' scope of works. More recently, having spoken to the BT Openreach in the 1st week of August to check on progress, I can update all that work to complete the three telegraph pole surveys will be completed later in August, and, once completed, BT Openreach's contractors will then commence both the 'soft dig' and poling works to complete the required for the Full Fibre cabling.

Clive Tomsett

Summer Tree Update

As summer becomes established across the estate, the trees are now in full leaf and the season's growth is clearly underway. With sap rising strongly, canopies are looking fresh and extremely healthy, adding structure, shade and colour throughout the estate.

Minor maintenance works have now started, focusing on routine checks, small-scale pruning and the removal of any low or encroaching growth where needed. These works are being carried out carefully and proportionately, with the aim of maintaining tree health, preserving the character of the estate and keeping pathways, verges and communal areas clear and safe.

With the commencement of the Full Fibre project, residents may also notice some light pruning taking place in selected locations. This is necessary where branches could interfere with the installation of new overhead wires or associated infrastructure. Only the minimum pruning required will be undertaken, and all works will be managed sensitively to reduce any visual impact while allowing the project to proceed safely.

Where residents own trees on verges or near the route of the new cabling, please ensure that the areas around the cabling are kept clear and that any overhanging or encroaching branches are lightly pruned where necessary.

Could I ask that, if you notice any damage to trees due to adverse weather or work being carried out, you please contact me and let me know. It is always very helpful when residents keep in touch and alert me to any issues as soon as they arise.

Jan Creasy
07801857002

Planning

Since the committee resolved the management issues that arose out of the end of the Lacon relationship we have had a much clearer view of the Planning situation within ORRA. Our shared spreadsheet continues to tell us at a glance how things are progressing.

Since the last AGM we have had circa 21 entries including notes about houses on the market for our reference.

They ranged from Solar Panels to Window replacement and some Retrospective applications too.

To help applicants navigate through the process we have brought together some planning guidelines that should help bring them up to speed.

www.orra.online/orra-documentation/development-procedures/

Making such applications is not a regular event in most people's lives and the required information demanded by the Old Ratton Restrictive Covenants can be daunting. However most applications are dealt with common sense Renewables, Solar Energy - The increase in fuel costs is making solar energy more attractive, however this raises some particular issues for the Street scene of the Ratton estate.

Further guidelines have been developed and unanimously agreed by the committee and were presented at the May AGM.

Charles Hattersley

Update on Roads

As detailed and circulated to in the 'ORRA Roads report', ahead of this year's AGM, there is a need to both catch-up on road repairs on the Estate - caused by having to wait for clarity on the impact on any roads of delivering Full Fibre - and also to initiate new proactive works around dealing with and improving water run-off drainage that has caused increasing issues in recent years due to more extreme and frequent rainfall events. We have recently addressed a few 'historic' works outstanding in both Ratton Drive and Walnut Tree Walk but general road surface damage and speed hump repairs, for example, are yet to be carried out. We have been however working at pace with French Engineering, who are our civil Infrastructure and sustainable drainage specialists, looking to



bring our century old drainage system as up to date as possible to cope with our new weather 'normal', and also to investigate additional ways to mitigate water flow problems. We are fortunately able to utilise information from various historic reports ORRA has obtained in recent years and the initial '2026 works plan', including catch-up works, is near to being finalised. We are aiming by the end of August to be going out to contractors for both prices and availability so are anticipating this works plan to be fully implemented during this financial year. As soon as contractors and timings are finalised residents will be advised, and we will try to ensure inconvenience is kept to a minimum. This year also we are in the process of a complete review of all our existing road signage with a view to simplifying and making everything compatible and in-line with the main ORRA Estate entry signage at the bottom of Ratton Drive, Walnut Tree Walk and Upper Ratton Drive just before the entrance to the Grove. The aim being to replace or do away entirely with old damaged, possibly unnecessary and unsightly signage, with something more appropriate for a private estate. We are at the early stages of this review and will of course return to residents as options and decisions are made.

Graham Carn

Ratton Estate and St Mary the Virgin, Willingdon

The link between the Ratton Estate and the Church of St Mary the Virgin in Willingdon is a shared history spanning centuries. The estate's prominent aristocratic families were the principal patrons of the church, and they built and converted the original nave to become the north aisle within the building to serve as their private chapel and resting place.

The profound connection between the estate and the church revolves around two major historical families:

The Parker Family: Originating at Ratton Manor in the 16th century, the Parkers owned the expansive estate for generations. Their legacy at St Mary the Virgin is highly visible; they are commemorated by elaborate, ornate monuments in the north aisle. The impressive east window of the Ratton Chapel, dating to 1622, features stained glass and several coats of arms connected to the Parker family.

The Willingdon Family (Freeman-Thomas): In the 18th century, the Ratton Estate was passed to the Freeman-Thomas family (later the Lords Willingdon). This family maintained strong ties to the parish. When the magnificent Georgian Ratton Manor was tragically destroyed by fire in 1891, the estate was subsequently broken up and developed for housing. The family donated surviving oak panelling and a medieval stone from the original manor house, which are still housed inside the church today. Additionally, the official banner of Freeman-Thomas (the 1st Marquess of Willingdon, Governor-General of Canada and Viceroy of India - pictured) still hangs in the Ratton Chapel.



Carl Williams