

Welcome from the Chair

So much to tell you, the most important being the date for the May ORRA Annual General

Meeting (AGM), which will be held at the Church Hall, St. Mary The Virgin, Eastbourne on Thursday May the 28th, commencing at 7:00pm, light refreshments to follow, all welcome, please put this in your diary, the Committee looks forward to seeing you. The AGM agenda, accounts and supporting papers and last year's AGM minutes will of course be made available in advance of this year's AGM meeting. The ORRA accounts are healthy, aided by successful Committee efforts to address outstanding Maintenance Charge (MC) arrears. We all benefit from MC payments being received promptly enabling ORRA Committee budget spending on the all-important 'Covenant' areas.

Full Fibre

While the BT Openreach Full Fibre proposal has previously been shared, link at:

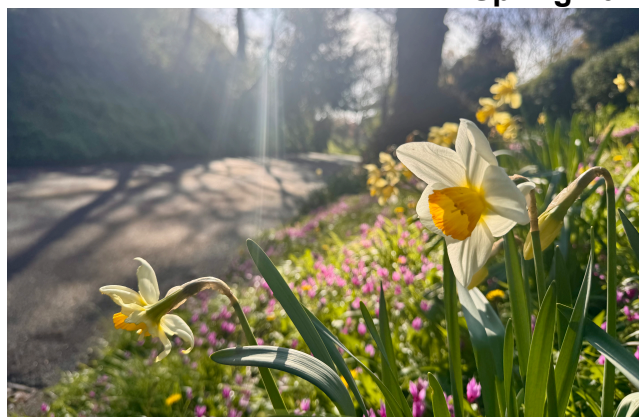
<https://www.orra.online/news-and-announcements/full-fibrebroadband/> the Committee will provide an update at the May AGM to inform as to likely commencement and duration of works. With the revised final Full Fibre proposal considerably reducing the need for digging-up the roads on the Ratton Estate to lay the cables, both the 'Trees' and 'Roads' Committee leads will be able to share with you their plans for these two important areas of on going Committee responsibility - delayed while the extent of the potential disruption caused by digging-up the roads was unknown.

Renewables

At May's AGM, the Committee also wishes to share with you the Renewables policy, initially informed from the comments received from those residents who completed and returned the 'Renewables Questionnaire' sent-out last July. The Committee is of the opinion that the policy looks sensitively but pragmatically at reconciling the emergence of these recent technologies around solar panels and heat pumps with that of maintaining the ORRA 'Street Scene'.

Finally, I look forward to seeing as many Members as possible at the AGM. With both the 'Full Fibre' and 'Renewables' work behind us, plus the work done to resolve the historic issues of Maintenance Charge arrears due to ORRA, the Committee will, as I say, be focusing more on its 'Roads' and 'Tree' responsibilities. The opportunity to input on those areas will obviously be available to you at the meeting.

Clive Tomsett



Spring Tree Update

The springtime brings a vibrant burst of life to our trees on the estate and new green shoots are once again visible. Spring is an important time for tree maintenance, we have the benefit that the majority of the ORRA trees are in good shape thanks to years of previous excellent management and there is no major work required at the moment. Some of you may have noticed that the large beech that resides near the electricity sub-station has recently been pruned and much of the dead wood has been removed, thank you to the residents of Old Ratton Village for responding to our request for this work. We will of course continue to monitor and inspect the trees for any damage caused by winter weather, such as broken branches or signs of disease, checking and keep an eye out for emerging pests or fungal issues and addressing them promptly to protect the new growth. In the months ahead we will carry out some light pruning around overhead cables and as soon as the Full Fibre project has been completed by BT OpenReach we will have the opportunity to review and advance our plans for planting some new trees on the estate as part of our succession plan for those trees that may be coming to the end of their time. As always if you have concerns with any of our ORRA trees near your properties or on the estate generally please do not hesitate to contact me on 07801 857002.

Jan Creasy

Gentle Reminder

If Maintenance Charge payment is not received after two months a charge of £25 may be added and if settlement is not received within six months interest is applicable at Bank of England base rate + 4% to the amount due until settlement in full is made.

Openreach Full Fibre Proposal March 2026

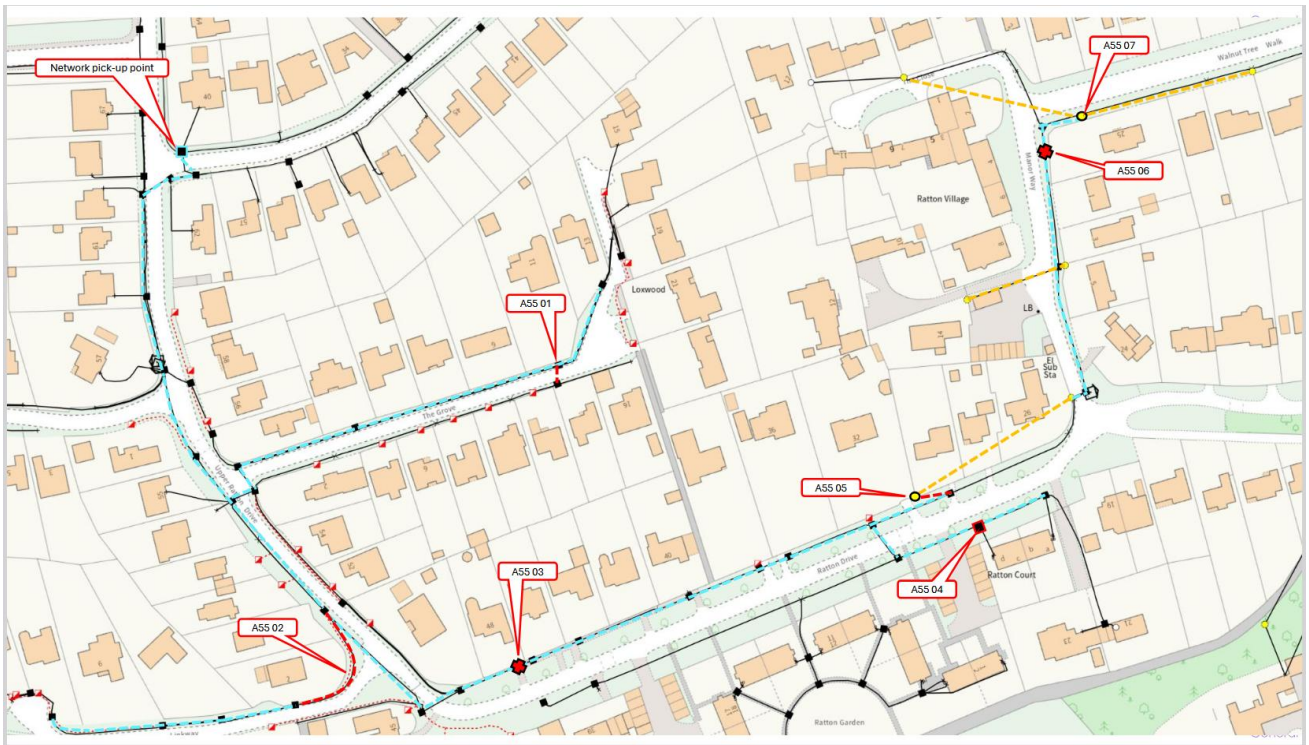
Dear Residents, the ORRA Committee is pleased to announce that we now have a full working Proposal from Openreach to bring Full Fibre Broadband infrastructure to the Old Ratton Estate.

This is an important step in updating our telecommunication infrastructure and will allow for significant increases in internet speed for those households that choose to contract with an Internet Service Provider for Full Fibre. There will be no cost to residents or ORRA for this proposed infrastructure installation.

Openreach have stated they will not be upgrading Ratton Garden at this stage, due to technical and cost issues. ORRA and RGEL are committed to achieving the upgrade for Ratton Garden at a future date, and a dialogue with Openreach will be maintained regarding future works.

A detailed report explaining the Proposal was emailed to all residents on 14/3/26. To download the full report please visit the ORRA website at: <https://www.orra.online/news-and-announcements/full-fibre-broadband/>

Much of the planning is now complete regarding this Proposal from Openreach. This Proposal represents the culmination of many hours of work over an extended period and has the support of the ORRA Committee. Once all permissions are in place and ORRA approval is given, Openreach plan to start works in Spring/Early Summer 2026. ORRA will update residents once dates are provided by Openreach. Works are estimated to take between one and two weeks. There will be some disruption to roads at Walnut Tree Walk (WTW), Ratton Drive, Linkway, and The Grove. ORRA will update residents once details are provided by Openreach.



Key: Turquoise dashed lines indicate underground cable runs. Amber dashed lines indicate overhead cable runs. Yellow circles with a black outline indicate the new poles. Red dashed lines indicate new duct required. Red crosses indicate duct blockages. Black boxes are underground Junction Boxes. Red and White boxes are planned Junction Boxes.

Brief Summary of Engineering Works

Civil (Engineering Works) are proposed at eight locations.

- A55 01** – Connect two junction boxes in The Grove by digging the road and installing new ducting between 11 and 12 The Grove.
 - A55 02** – Install new ducting between a junction box outside 47 Upper Ratton Drive and a box outside 2 Linkway.
 - A55 03** – Dig in soft verge to repair existing duct adjacent to tarmac driveway of 48 Ratton Drive.
 - A55 04** – Dig in soft verge to install new junction box outside 25 Ratton Court.
 - A55 05** – Install a new carrier pole in the soft verge on the boundary outside 30/32 Ratton Drive bypassing severe duct blockages between 30 and 26 Ratton Drive. An overhead cable will connect from the new pole to the existing pole outside 26 Ratton Drive. A short section of new ducting will connect from the new pole to an existing junction box in the soft verge.
 - A55 06** – Dig in soft verge to clear blocked ducting on Manor Way, outside 25 WTW.
 - A55 07** – Install a new pole in the soft verge outside 25 WTW and install new ducting to connect to the existing junction box. This new pole will allow overhead cable connections to existing poles in The Close and WTW, bypassing multiple severe duct blockages.
 - A55 08** – Install a new pole in the soft verge on Parkway. This land is publicly owned and Openreach will obtain permissions from the council. An overhead cable will connect to the existing pole outside 4 WTW from the new pole on Parkway.
- Please read the full report for more details. The Committee welcomes feedback regarding these proposals, and we can be contacted by emailing fibre@orra.online

The ORRA Committee



Features of historic Rattton Village

The history of the Rattton area in Eastbourne goes back to the Domes day Book of 1086 when it was known as Radeton, probably because of the Roman Road that passed through Willendone (now Willingdon) and that connected to even earlier Saxon routes. The photo was taken from Manor Way in the historic area of Rattton Village, which is a distinct area within the private estate of Rattton. The Rattton Estate comprises land that was once part of the property of Rattton Manor, but the grand manor house itself was destroyed by fire on Tuesday, 23rd December 1940, during the time it was requisitioned for use by the Canadian Army. The white-coloured house in the centre distance is the listed building of the Gate House that served as a gateway to Rattton Manor. The Gate House has many intriguing architectural features, and the remains of some ruined monastic walls in the grounds that were associated with the monks of Grestain Abbey in France who established a Benedictine cell there. Other houses in Rattton Village still retain period features, but like the Gate House, they have been modernised for the comfort of their owners. Number 6 Manor Way, in the foreground centre of the photo, has a bell protected from the weather by a bell cote, and this bell was rung at midnight to see in the New Year of 2026 by the house owner accompanied by a gathering of neighbours, including myself. The event was organised through the kind auspices of the Old Rattton Residents' Association (ORRA), and it proved to be a festive occasion accompanied by hot mince pies, drinks and the singing of Auld Lang Syne in the best traditions of a British Hogmanay. The bell at Number 6 Manor Way is a relic from when it was regularly used to communicate with workers who lived in Rattton Village.

Jenny Diack