



New additional 'No Cold Caller' Signs

## Welcome from Chair – Clive Tomsett

Welcome to the Summer 2025 Newsletter. While I have met a number of ORRA residents at this year's AGM, I was recently asked why I became involved with the Committee and taken up the role of Chair. Having recently retired, my wife and I decided to return to Eastbourne where, in the early 1980's we both trained at the EDGH. My own parents and grandparents were from Eastbourne, so the decision to 'return to our roots' was very easy. Having moved last year and now settled, I was keen to become involved in the community where I lived and joining the ORRA Committee provided such an opportunity. It has been one of the best choices I have made, not only meeting new people but also, from a community perspective taking great pleasure in 'belonging' to something important with people who equally share the same values. There is rarely a day goes by where I meet someone to chat to, usually on a local dog walk with Gillian my wife and 'Hector' the Cockapoo, all of which serves to remind me of the opportunity I have to work with other on the Committee to preserve this beautiful environment in which we all live.

On a more serious note, with the wetter winters and warmer summers more likely to become a feature of our weather in the future, ensuring we continue to invest maintenance funds in our roads and drainage while ensuring our trees are healthy to cope with warmer summers has never been so important, so I am pleased to see in the newsletter the update on the roads maintenance and also the gift of a tree.

Finally, and in addition to working with Committee colleagues to ensure ORRA constitution and covenants are maintained is the opportunity to promote 'Community'.

While the Committee consider a number of such 'Community Events', the 'Facebook – Please Join us' at the end of this newsletter makes a number of such community suggestions. The Committee is always happy to receive your ideas as to such events which bring our community closer together, so please share any ideas with us, either via 'Facebook' or drop a note through the red letter box at 17 Raton Drive, noting any such events would be funded independently of the ORRA maintenance charges income.

## Maintenance Charge Update – following the May 2025 AGM resolution

Most households have now paid their ORRA Maintenance Charge invoices for the year 2025/26. However for the minority who have either not paid this year's invoice (dated 10<sup>th</sup> April 25), or not paid in full previous years Maintenance Charges the following is of particular relevance. It is also relevant for everyone going forward and if members did not attend the AGM they need to be aware.

For the smooth running of the estate it is the responsibility of all property owners / dwelling-holders / members to pay their annual Maintenance Charge promptly and to address late and non-payers. The ORRA AGM, on the 20<sup>th</sup> May 25, unanimously voted

for the following resolution to be adopted with immediate effect: -

- a. Annual Maintenance Charge demands on a member shall be paid in full within one month from the date of demand.
- b. If settlement by a member of a Maintenance Charge is not received within two months of the date of demand the sum of £25.00 (or as advised by the committee) will be added to the amount due to cover the cost of chasing outstanding demands and to encourage prompt payment – which enables budgets for the estate to be carried out in a timely manner.
- c. Any member not paying their Maintenance Charge(s) demand after six months will

incur an interest charge, equivalent to the Bank of England base rate + 4%, on the outstanding amount. The interest will apply to current and historic Maintenance Charge(s) outstanding w.e.f. demands dated for the year 2025/26. Interest will be calculated and added to outstanding member accounts on the 31<sup>st</sup> March annually until settlement in full is made.

- d. Any member in genuine financial hardship can request the committee, at its discretion, to waive any late payment charge(s) or interest.

The AGM and vote took place five weeks after this year's invoices were distributed so rather than the £25.00 overdue fee (see point b.) being applied on the 10<sup>th</sup> June the ORRA Committee have agreed that for the year 2025/26 only, the two month payment period will be exceptionally extended to the 10<sup>th</sup> August 25 – in order that this confirmatory newsletter can be circulated and the extra time provided for it to be acted upon. In respect of interest applying to outstanding Charges (see point c.) this will still start w.e.f. 10<sup>th</sup> October 25.

Following this newsletter the Committee will be directly contacting members who have an arrears position looking to resolve this reasonably with them in the short term. Going forward if anyone believes they have a genuine reason for late or non-payment of Maintenance Charges, or consider themselves in financial hardship affecting their payment, can they please advise the Committee direct or via email

[contact@orra.online](mailto:contact@orra.online)

*The ORRA Committee*



### Renewables – Questionnaire

The ORRA Committee deals with a number of Planning applications from residents, and it has become apparent that the policy regarding solar panel installation needs to be clarified. As announced at the AGM on 20th May 25 the ORRA Committee are looking to hold a consultation with residents in the autumn to achieve further clarity on Planning issues including Renewable energy installations. We will also use this opportunity to provide an update on Full Fibre Broadband and present any proposals to residents for their approval. It is important for the ORRA Committee to hear the views of as many members as possible of the estate's 149

households. Please help us by spending a few moments to complete the questionnaire accompanying this newsletter – and comment, as you feel appropriate. We ask for the questionnaires to be completed by the end of August 2025. Completed questionnaires can be returned by posting in the red post box at 17 Ratton Drive or by scanning and emailing to [planning@orra.online](mailto:planning@orra.online)

A digital version of the questionnaire is also available for download on the website at

<https://www.orra.online/planning-form/renewables-questionnaire/>

*The ORRA Committee*



### World Triathlon Championships

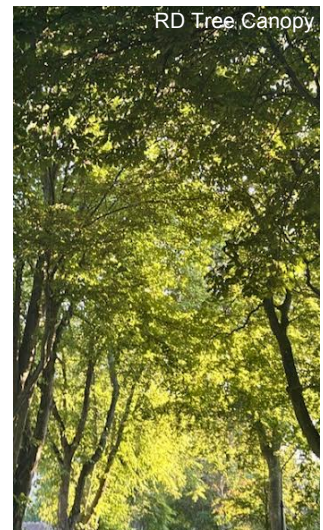
On the afternoon of the 28<sup>th</sup> June, friends and family gathered in Walnut Tree Walk to welcome home Tracey and Alan Marsh from the World Triathlon Championships in Spain. They had been representing Great Britain and both came in top ten in their respective age groups from hundreds of competitors. Well done and congratulations to you both from all ORRA residents. A neighbour had prepared a delicious (and well deserved) afternoon tea and all enjoyed celebrating their amazing achievement in the sunshine.

*The ORRA Committee*

### A Tree...mendous Gift

The Committee would like to thank a resident for a very generous gift to ORRA to purchase new trees for the estate. Tree planting has been put on hold until Full Fibre has been installed but once planting is possible this kind gesture will enhance our surroundings and benefit all residents for many years to come.

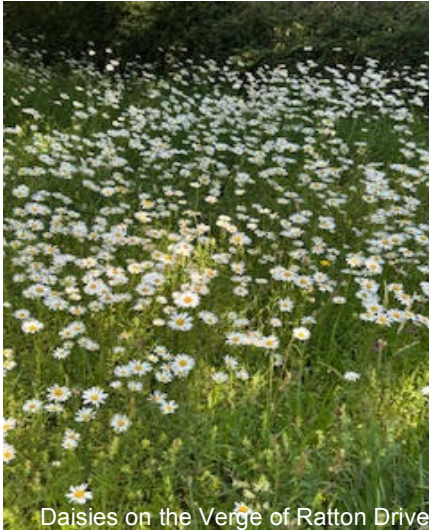
*The ORRA Committee*



Residents will have noticed the additional 'No Cold Callers' signs added to the existing 'Access to Old Ratton Only' signs. The additional signs serve to augment previous ORRA Committee work with Trading Standards in respect to designating the Old Ratton Estate as a 'No Cold Calling Zone'.

In March, a number of residents complained to the Committee of Cold Callers, after a visit by Great Ormond Street Hospital (GOSH) representatives. The Committee takes very seriously any unwelcome 'Cold Callers' intrusion into our personal lives, and a complaint was registered with GOSH, resulting in a formal apology from them. To avoid repeat occurrences the decision was taken to add the additional signage, reinforcing the message and providing peace of mind to residents. We continue to monitor the situation and we ask residents to report any incidents to the Committee.

*Clive Tomsett*



Daisies on the Verge of Ratton Drive

### Grass Verges

It is at times like this we are very appreciative and grateful to live on this wonderful estate where residents and ORRA maintain the verges for all to benefit from. The Committee would like to take this opportunity to thank all residents for ensuring the grass verges and street scenes are maintained throughout the year. I think we can all agree turning into the estate off Willington Road you can certainly appreciate the manicured and maintained verges.

Please would residents' refrain from parking or driving over the verges, as this not only damages them, which could be detrimental to the tree routes underneath.

*Carl Williams*

### Road Works and Leaning Lamp post

The majority of the scheduled road works have now been completed and we are pleased with the result. A thank you to MAK Building Services for their management of the works and especially maintaining access for the estates' residents during the programme of works. We await some abundance of rain (may be sometime) to test the various gully and soak-away improvements. Also a huge thank you to the residents who offered drinks and snacks to the workers during the extreme hot weather we have been having.

Our Leaning Lamp Post has now been straightened and the ground made good to keep it in place.

*Greg Evans*



Scaffolding to straighten Leaning Lamp Post

### A Polite Reminder

⊘ Trade or contract vehicles must **not** be parked on the roads over night or at weekends unless parked on private driveways.

⊘ Work or building of any kind must **not** be carried out before 8am or after 6pm Mon - Fri, before 8am or after 1pm on Sat, and **not** at all on Sun.

⊘ Caravans must **not** be kept on the estate.

✓ The speed limit throughout the whole Old Ratton estate is **20mph** for the safety of all pedestrians and drivers. Please adhere to this.

Please take a moment to re-remind yourselves of information regarding to the constitution which can be found on the website

[www.orra.online/orra-documentation/constitution/](http://www.orra.online/orra-documentation/constitution/)

### Full Fibre Update

The Committee continues to discuss with Openreach the project to bring Full Fibre Broadband to the estate. Residents will be kept informed of developments and the latest news can be found on the website

*John Cuzick*



[www.orra.online/news-and-announcements/full-fibre-broadband/](http://www.orra.online/news-and-announcements/full-fibre-broadband/)

Then...



### Little Lad with Big Dreams

Eleven-year-old Walnut Tree Walk resident Dawson has come a long way since his first windsurfing lesson at Buzz Active four years ago. That Covid-era taster session ended with tears and a seven-year-old who hated the sport. Fast-forward to today, and Dawson spends most weekends training on the water. His hard work has paid off with gold medals at local, regional and national competitions over the past three years. His biggest achievement came at the Techno Windsurf World Championships in France, where he finished second in his fleet at just nine years old! Last October, Dawson decided to move on from Techno racing after the European Championships in Greece. Now he's focusing on the Olympic iQ foil class – a much tougher challenge where the board flies above the water. He's racing against

older, more experienced competitors and knows he has a lot of work ahead. Like many young athletes, Dawson 'harbours' hope of one day representing his country at the Olympics. He knows it's an ambitious dream that would require years of commitment and countless hours of training. But for someone who went from crying on the water to winning international medals, it doesn't seem impossible. For now, though, he's simply taking it one training session at a time.

*Paul and Leah (proud parents!)*



### Facebook – please join us!

We are looking for local events that may be relevant to residents and 'human interest' stories. We would like to celebrate the lives and achievements of our residents and we invite you to share your stories.

We are also looking to promote local events and a few ideas have been suggested: -

1. ORRA Open Gardens, perhaps sharing tips and offering cuttings.
2. ORRA History Walk, guided by a knowledgeable resident.
3. 'Ringing the Bell' on Manor Way, perhaps to bring in the New Year with some mulled wine, mince pie and a round of 'auld lang syne'.

We are reaching out for newsletter articles and are going to include a Historical Information article. There must be many historical facts, myths and artifacts to share especially as the history of the estate goes back to the time of the Domesday Book, where it was known as Radeton (Meaning Roadtown).

*The ORRA Committee*



### Hedgehog Update

Charles's Hedgehog has appeared in the garden for a few weeks in April. He has been alerted with little deposits found on the lawn. The food has been eaten for a while but since May no other sightings. The food has had to be hidden more carefully to avoid attracting local foxes, field mice and jackdaws. The wildlife camera has been a great asset capturing images of visitors to the garden 'out of hours'. I wonder if anyone else has had any interesting sightings on their wildlife cameras they would like to share?

The jackdaw family are also doing a very good job of keeping the snails at bay with evidence of empty shells on the lawn.

*Charles Hattersley*

### Contact Information:

General enquiries:

Website: <https://www.orra.online/contact-form/>

Email: [chairman@orra.online](mailto:chairman@orra.online)

Planning enquiries:

Website: <https://www.orra.online/planning-form/>

Email: [planning@orra.online](mailto:planning@orra.online)



Social Media:

[ORRA Old Ratton Residents](#)