



Old Dalby Residents Newsletter

Summer 2025

Old Dalby Residents Company Ltd Community Newsletter – July 2025

Dear Residents,

A big thank you to everyone who joined us for the **Community Clean-Up Day** on **5th July**! It was fantastic to see so many neighbours come together to help spruce up the estate. This was a volunteer-led initiative, and we truly appreciate all the time and effort you gave. For those who couldn't make it—don't worry, you were missed, and there'll be more opportunities to get involved next year.

Together, we achieved a lot:

- Most of the street curbs were cleaned and de-weeded
- Communal areas were tidied, including pruning overgrown shrubs and trees
- The community skip was filled quickly—great work to everyone who used this chance to clear out their gardens!
- Thanks to your hard work, we avoided the cost of hiring external contractors—a win for everyone!

A New Board, A New Chapter

After several years without active leadership, we're pleased to announce that a **new board of directors** is finally in place. We're already rolling up our sleeves and working on a number of important projects to improve the estate and move things forward.

We'll be inviting residents to express their interest in joining the board again in **April 2026**. If you can spare several hours each month and would like to have a say in how the estate is run, we'd love to hear from you.



What Do Your Fees Actually Cover?

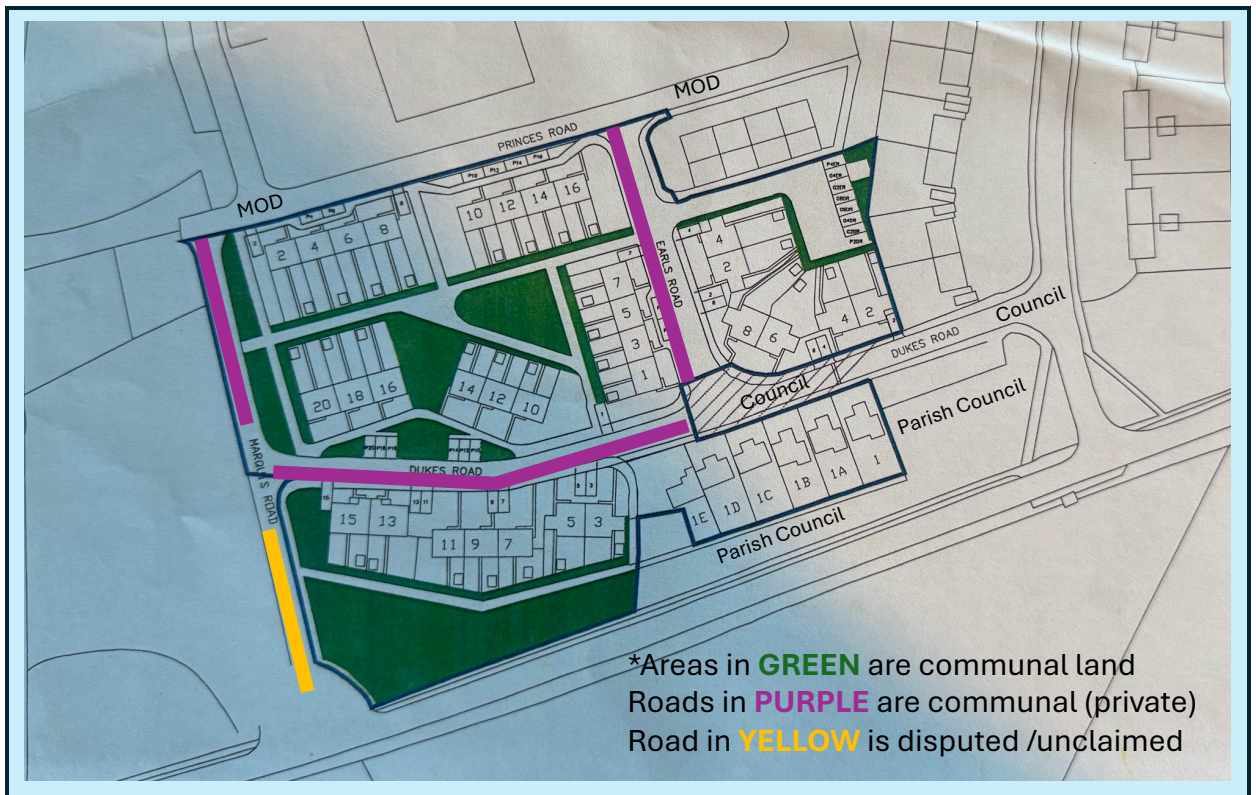
We've had a few new residents asking what the community fees go toward (a fair question—especially for those who only found out about them when their solicitor handed over the keys!).

As a private, unadopted estate, we have the *unique joy* of paying full council tax **and** community fees. Here's what those fees are used for:

- Grounds maintenance, grass cutting, weeding, shrub pruning
- Electricity and maintenance for the streetlights
- Road repairs and long-term road resurfacing
- Drainage and associated maintenance (Severn Trent)
- Liability insurance
- Administration
- Accountancy
- Our management company (Wards), who handle payments and finances, and liaise with the board of directors.
- Fees are not optional, are enforceable and should be up to date. Not paying can affect your credit rating and result in a charge against your property.



The Estate Communal Property



Key Projects Underway

Here's what the board members have been working on:

- Marquis Road Verge** – We're exploring how to clean up the verges left unfinished by the now-defunct developer. We're also in touch with residents from the new estate to coordinate a solution. The entrance to the estate on Marquis is unsightly, and we're working to find a solution.

- Tree Works** – There are a couple of mature Alder trees on communal ground that need topping and pruning, and there's one dead tree that must be removed.

- Tidy-Up Letters** – Many residents may have received friendly reminders to help tidy up behind their properties. The land behind fences is communal, and it's difficult to maintain these areas when items are being stored. These are not personal – we're all working toward a cleaner, more attractive estate we can be proud of, so we appreciate everyone's effort to help keep the estate tidy.

- Estate Signage** – We're reviewing options for signage at both entrances (Marquis and Dukes Road) to indicate the estate is privately managed.

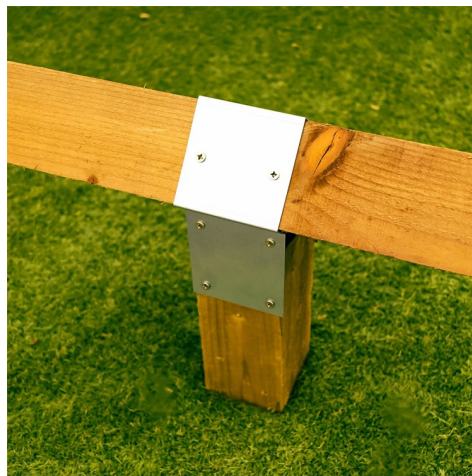
- Maintenance Contracts** – We're not satisfied with the current standards of grass cutting and are reviewing alternative contractors and increased weed control. We'll balance quality with cost in our decision

- Traffic Calming** – Delivery vehicles are frequently speeding through the estate. We're looking at affordable solutions such as sleeping policemen to slow traffic along Dukes and Marquis Road.

- Parish Council Meeting** – We're meeting with the Parish Council in **August** to address shared maintenance responsibilities and work more closely together.

- Fox Connect:** ODRC has spoken with Leicestershire Highways regarding the on-demand FOX Connect bus service, and it has been agreed that the service will no longer operate on the private roads within the estate. Some of the vehicles were too large and not suited to the road design and weight limits. Going forward, buses will stop at the designated stop on Station Road, with the exception of passengers with disabilities who may still request door-to-door service.

- Kneeboards.** The rotting and dilapidated kneeboards will be removed and replaced in the coming months. The new kneeboards may however be placed in different positions along the estate on communal land.



- We've had suggestions for communal (ANPR) CCTV which we are exploring. There are some solar CCTV systems available, but we believe this is something that should have community consensus. It is also likely costly to install, so may require being put on the "wish list" for the time being.



Community Fees & the Reserve Fund

Since 2017, contributions to the community's reserve fund have dropped significantly—from **£10,000 per year** to just **£2,000 per year**. Unfortunately, this is not sustainable for future needs like road resurfacing or drainage repairs. To avoid 'special assessments' (large one-off bills for residents that cover any shortfall), we must gradually increase our reserve fund.

After very careful review and sensitivity to increased living costs, the board is proposing the following:

- **£1.00/month increase in April 2026**

- **A second £1.00/month**

- increase in April 2027**

This small change will help ensure we're covered for long-term infrastructure costs and unexpected emergencies.



The monthly cost for maintaining solar streetlights is **£0.00**

If we install off-grid solar lights, it will reduce our estate's carbon footprint by an estimated **7.85 tonnes of CO₂ over 10 years!**

Solar Street Lighting: A Smarter Future

Currently, our 11 LED streetlights cost us over **£2,700 per year** in electricity. Based on usage, we're paying an estimated **£1.12/kWh**, which is extortionate and unsustainable.

We're therefore exploring a switch to **solar-powered lighting**.

Here's why:

- **Similar upfront cost** to replacing existing LED lights
- **Zero electricity bills**
- **Low maintenance**
- **Eco-friendly** and future-proof
- **PIR motion-activated lighting** during winter months, operating at 30% background brightness and increasing to full brightness when motion is detected.

This will free up over **£2,700 per year** to be redirected to our community reserve fund and reduce the potential need for even higher increase in fees if we stay "on the grid".

We've applied for grants to help offset the estimated **£26,000 capital investment**, and we'll keep you posted on the outcome. These are a long shot, but worth the effort.

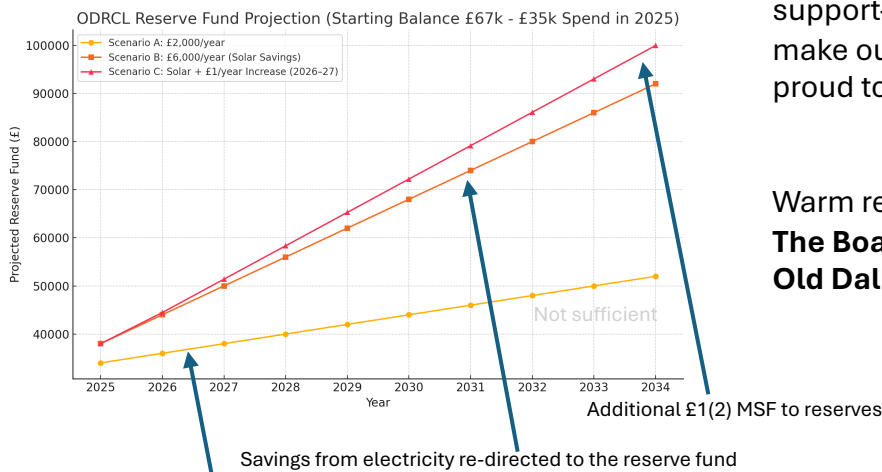
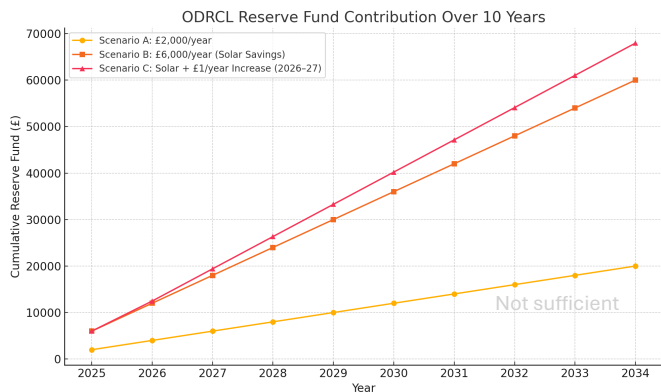
In the meantime, we're holding off on replacing the burned-out streetlight at the west end of Dukes Road until we determine the best direction. These LED head units cost up to **£800** each, so pointless spending this if we change the columns. We're asking for your patience. If the outage is causing concern, please let us know.

Product Information



Illustrations of Reserve Fund Scenarios

Scenario	Total Reserve Fund (10 Years)
Scenario A	£20,000
Scenario B	£60,000
Scenario C	£66,960



The yellow line is the current contribution to the reserve fund

We currently have approx. £61,000 in the reserve fund and £5000
In our day-to-day bank account.

What's Next?

The next board meeting will be held during the week of 21st July, where we'll be making key decisions on many of the above projects.

As always, we welcome your thoughts, ideas, and questions. We especially welcome your thoughts on the potential move to solar lighting given this is a significant, but necessary expenditure.

Feel free to get in touch with us via Jonathan Hubbard at Wards: jhubbard@wardsonline.co.uk

Please put *Old Dalby* in the subject line:

Thanks again for your continued support—and for helping us all make our estate a community we're proud to call home.

Warm regards,
The Board of Directors
Old Dalby Residents Company Ltd