



3rd January 2023

Maintenance charges

To All Owners,

As you are aware the maintenance charge for Highland Court was raised in 2021 from £100 to £120. The aim of this increase was to ensure Highland Court remained financial viable for the future. A significant sum has been invested in to the site over the last five years – an investment which has added dividends.

What has come to light is that the increase has been effectively wiped out due to rising costs which have all adversely impacted our finances.

Sharp increases have been across the board. To demonstrate just some of the increases:

1. In the calendar year of 2018 the electric bill for the entire calendar year was £1,886. For the period March 2022 to January 2023 (less than a full year) this has risen to £5,254.
2. With inflation running at 9% we had to raise the wages of our maintenance team. This has cost an additional £1,000 p.a. If inflation remains this high we are likely to have to increase again.
3. The costs to reinstate Highland Court has gone up by £1m in the last two years. This has impacted the insurance which has risen from £5,175 in 2017 to £8,095 at the most recent renewal.

Just these three items alone have wiped out three-quarters of the gains made by the last raise, yet solicitor bills, water bills, window cleaning bills, gate and intercom maintenance, CCTV maintenance, drain clearance - the list goes on and all have increased their charges.

In addition to the ongoing costs quoted above, any project work has also increased. You will be aware of the increased cost to the project at the rear of the site. And the replacement paths, which were originally quoted at £38,000, are now £58,000 and continuing to rise.

We are already half way through our roof guarantee and we must ensure that the roof reserve is also adequate to cover the increase that this will incur to extensively repair and/or replace.

It has therefore become apparent that the maintenance is currently below where it needs to be if Highland Court is to remain viable. The directors have therefore made the uneasy decision that at the next AGM it will press for an increase in maintenance by £20 per month, from £120 to £140 starting on the 1st July 2023.

We appreciate that costs are rising for everybody and increases to maintenance bills will not be viewed as welcome. However, as directors, we must ensure that Highland Court remains able to afford its obligations for now and the future.

Yours sincerely
Highland Court (Woodford) Limited