

Highland Court (Woodford) Limited

Company Number: 01266382

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15th July 2021

To all leaseholders of Highland Court (Section 20 Paragraph B)

Statement of Estimates in relation to proposed works

1. This notice is given pursuant to the Notice of Intention to carry out works issued on 11th May 2021. The consultation period in respect of the Notice of Intent ended on 29th June 2021.
2. We have now obtained estimates in respect of the works to be carried out. We have selected three estimates from which to make the final choice of contractor for the works to the area of hard standing, and three estimates from which to make the final choice of contractor for the sheltered bike rack.
3. The full quoted amount per contractor specified in the selected estimates as the estimated cost of the proposed works is highlighted in the covering letter to this Notice.
4. All of the estimates obtained may be inspected at Harwood Hutton, 22 Wycombe End, Beaconsfield, Buckinghamshire, HP9 1NB between the hours of 9:00 – 5:00, or obtained via Gemma Hughes at Harwood Hutton by request in email gemmaughes@harwoodhutton.co.uk.
5. We invite you to make written observations in relation to any of the estimates by sending them to: gemmaughes@harwoodhutton.co.uk or FAO Gemma Hughes, Harwood Hutton, 22 Wycombe End, Beaconsfield, Buckinghamshire, HP9 1NB. Observations must be received within the consultation period of 30 days from the date of this notice. The consultation period will end on 2nd September 2021.
6. The written observations in relation to the notice of intention received during the consultation period may be summarised as follows:

Will the washing lines be durable and attractive?

Our response to the observation is, it is definitely our intention to both increase the amount of washing line available and to install something of good quality that will last.

Can the 2 green bins be moved from behind the pedestrian entrance access to another position in the development? At present they give little aesthetic appeal to the pedestrian entrance to the flats. Not only that but it would provide us with an opportunity to upgrade this area which is presently pretty shabby and unwelcoming. Maybe in the future this area could be turned in to a foyer/lobby where visitors could wait rather than having to stand outside as they have to do at present.

Our response to the observation is, we also agree with you about relocating the recycling bins and improving the entrance area; this is something we have discussed on several occasions. We aren't quite sure how your proposal would work but perhaps this could be discussed at a later date as it isn't part of the scope of works as detailed in the Notice of Intent.

Can the paths be patched where holes have formed with the same colour material? Patching would be far less expensive than a complete replacement of the material.

Our response to the observation is, many thanks for your feedback, this isn't part of the scope of works as detailed in the Notice of Intent. We will discuss this with you at a later date.

Signed: Directors of Highland Court (Woodford) Limited RMC

Date: 15th July 2021