

Highland Court (Woodford) Limited

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Winter 2019-20 update

Following the AGM I would like to write to you with a mid-year update on progress made.

The minutes were sent out soon after the meeting. If you did not receive them please contact Harwood Hutton or visit the Highland Court website.

Wall insulation

Three companies had been approached who all visited the site and agreed that the walls of Highland Court were suitable to insulate and we had agreed in principle to initiate the project with one of those companies.

However, further concerns were raised within the team of directors and I have cancelled the project.

Vehicle and gate repairs

The vehicle and pedestrian gates will undergo an extensive repair by a company called Beta Security. We will have a Service Level Agreement where the gates will be inspected within one business day of a call to them advising of any issues.

Owners and residents can contact them directly should there be an issue with either gate. Contact details will follow and will be placed on the notice boards.

Additionally, as part of the SLA, the gates will be inspected to ensure they remain in working order.

The work will start on the 18th March

Website

The website has undergone continued updating and now numerous documentation can be found on the site. It's the aim of the directors that the website becomes the automatic go-to location for queries and updates.

Additionally, the proposals for the rooftop development and the car parking company can be found under 'Projects'.

Please take a look at the site – if you have recommendations please let us know!

Grounds of Highland Court

Maintenance of the grounds of Highland Court has been taken over by Gary Calder who lives on site.

Bushes have been trimmed, the flowerbeds have been weeded with bulbs planted and the flower pots replaced and flowers planted.

Gary has many plans including the planting of more bulbs and flowers, removing moss from the paths, pruning and deep cleaning of the blocks.

Exterior lighting

Over a period of time a number of the street lamps and parking floodlights have blown. We brought in GI Electrical to address this (the same company that installed the emergency lighting in the blocks).

We have installed sensor lighting in the binsheds so that these lights only illuminate when they're needed as opposed to being on all the time.

We also undertook a project to replace and enhance the floodlights so that they're all compatible with each other and offer improved lighting overall. An additional light was added to the front block.

The street lamps are very old now and the electronic components are worn out. The street light lamps will be replaced on the lawn side of the site and on the front path but not those by car park as the floodlights are sufficient to light the paths also.

Store room sort out

We sent out letters giving a deadline date of the 15th November. However, a charity that had taken the bikes previously and had agreed to take additional bikes fell silent and so the store room is yet to be cleared.

Please use this as an opportunity to prompt your tenants to label their bikes. As a reminder the details are as follows:

'FLAT XX 2019' (or indeed 2020 now)

Where there is more than one bike they must be labelled with the following:

'FLAT XX 2019 – Bike 1 of 2' and for a second bike 'FLAT XX 2019 – Bike 2 of 2'

Obviously 'XX' denotes your flat number. Please ensure you add 2019/2020 as this will distinguish between currently stored items and previous items that have since been abandoned.

Please note, if bikes are labelled up in any other way to the above they will be disposed of.

A recent inspection saw bikes labelled with phone numbers attached – they will be disposed of too. The directors don't have the time to call every bike owner. We have outlined what needs to be done to ensure they stay in situ.

Any bike that is disposed of will be pictured to evidence a failure of the labelling process.

Upset bike owners who have not complied will simply be directed to the owner.

Japanese Knotweed

The area affected by JKW is undergoing treatment by Japanese Knotweed Ltd. The area will continue to undergo treatment until 2024.

Details including the schedule of works and the guarantee can be found on the website.

The next AGM

As discussed at the AGM in November, future AGMs will now take place soon after the accounts for year ending 30th June 2019 are released. We therefore anticipate the next AGMs to be around May going forward.

At the last AGM we held a vote on two Special Meetings; for the roof development and the car park management company. We now aim to bolt these on to the end of the next AGM as opposed to holding an entirely separate meeting.

Clinton Hunt

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