

Highland Court (Woodford) Limited

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Winter 2021-22 update

Section 20 and the development at the rear of the site

Further to the Section 20 process which was initiated in April and outlined at the AGM, we have had challenges to fulfilling this objective.

As you would have seen on the news there are global challenges in term of supply of materials of every type and this impacted the costs of creating the area of hard standing. The cost of slabs, concrete and even sand skyrocketed over the summer and none of the contractors were able to fulfil their original quote.

Fortunately we managed to secure a deal with an alternative provider for the two-tier bike rack and shelter. This is now paid for and pending installation once the hard-standing is put in place.

We have also paid the deposit on the potting shed – again, this will be delivered once the hard-standing is in place.

And for the hard standing we are aiming to use a new company – Touchstone Drives Ltd (<https://www.touchstonepaving.co.uk>)

Very well regarded and their portfolio of work can be seen on their website.

The cost is higher but we believe the improvement to the site is well worth it. And at no additional cost to owners.

Vehicle and gate repairs

The vehicle gates are currently out of action – this was due to criminal activity. This has been reported to the Metropolitan Police and CCTV imagery has been supplied to them.

The CCTV was able to capture the crime and also the Vehicle Registration Number of the vehicle, as well as clear images of the perpetrators, all of which has been supplied to the police.

The directors have agreed with the insurance company that they will pay for the repair of the gates and the repair work has been scheduled with Beta for the coming weeks.

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.

There is also a section on the site giving advice on condensation – may be worth making a note as we now move in to winter.

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

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.

Recycling

Highland Court has arranged for a second 'Cardboard and paper' recycle bin. This is now located with the others near the pedestrian entrance.

Please note that these bins are strictly for recycling and not for domestic rubbish which has been dumped in them.

Additional signs have been added to the lid of the recycling bins and notices will be posted through every door. Please make note as Redbridge Council can refuse to take it and Highland Court will have to coordinate emptying the bins by a private firm.

Please also note that it's our plan to place these bins in to a cabinet as we appreciate they're something of an eyesore at the moment.

Clinton Hunt

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