

# Highland Court (Woodford) Limited

Company Number: 01266382

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**Website:**

[www.highland-court-limited.co.uk](http://www.highland-court-limited.co.uk)



## Winter 2023 - 2024 update

### Annual Accounts and AGM

The annual accounts for the year 1<sup>st</sup> July 2022 to 30<sup>th</sup> June 2023 have just been completed by Harwood Hutton, approved and distributed. We should therefore look to hold the AGM in the coming weeks – we are aiming for mid-February so please look out for the notification – that will give a four week notice period.

The last couple of years have seen a heavy investment in to Highland Court – hardstanding at the rear of the site, two-tier bike rack & shelter, potting shed, fencing, additional CCTV, housing for the recycling, exterior water supply and a full refurbishment of the storeroom along with a dozen other improvements. We are now focusing on improving the balance sheet which is already looking better.



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### **Communal noticeboards and book club**

The communal noticeboard has plenty of notices for all sorts of community events and support – from missing cats to acting classes, from festive plays to guidance and support for mental health. Please make use of it and add your notices. We can laminate them for you – just let us know.

We are looking to add an additional noticeboard in the coming weeks and this will be accompanied with a selection of pamphlets for local parks and walks. Keep an eye out for it!

The bookclub is also going strong – please feel free to have a look. But please remember that it only works when books are left – so please return once you're done and have a dig out for any books you no longer want and add them to the collection.

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### **Selective Licencing scheme for landlords**

Those owners renting out their properties will need to obtain a landlord licence from Redbridge council under Selective Scheme 4, which commences on 8<sup>th</sup> April 2024.

Applications can be made from 4<sup>th</sup> March 2024 by visiting [www.redbridge.gov.uk/housing/private-rentals/selective-licensing](http://www.redbridge.gov.uk/housing/private-rentals/selective-licensing)

Note: There is a significant fine for those found to be renting out properties without one. And also note that this is not to do with Highland Court – this is owner responsibility.

These details have been added to the Landlord Obligations section of our website.

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### **Parking**

Further to the notice provided earlier in the year with respect to parking, please note and remember to:

- Not to block access to the bin sheds or make it difficult for the large Council vehicles to manoeuvre.
- We only have sufficient space on site for the parking of one vehicle per flat.
- No unroadworthy or untaxed vehicles should be left in the car park.

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## Website

The website has been updated and you may notice some real improvements – owner and resident notices have been added as well as a link to Companies House.

A number of documents have been added so this really should be the first port of call for initial questions.

We have also teamed up with the Wanstead Village Directory and we have included a link to the website. The WVD is packed with information such as an update on the repairs to Broadmead Road and the new police hub at the Orchard Estate.

There's a whole list of Community Events in the local area from Peter Pan to South Woodford Farmers Market, Woodford & Wanstead Photographic Society to Tai-Chi.

## COMMUNITY EVENTS

The screenshot displays a community events calendar for January 2024. At the top right, there is a blue button labeled '+ Add Event'. Below the month and year, there is a dropdown menu for 'All Locations' and a 'List View' button. The calendar is organized by day of the week, with columns for Sunday through Saturday. Each day's cell contains a list of events with their titles and times. For example, on Monday 1st, there are two 'All Day' events: 'Pantomime: Robin Hood' and 'Pantomime: Peter Pan'. On Tuesday 2nd, there is an 'All Day' event for 'Pantomime: Robin Hood', another for 'Pantomime: Peter Pan', and a '2:00 pm - 3:00 pm Bereavement café afternoon session'. The calendar also includes events like 'Leytonstone Farmers Market' on Sunday 7th and 'Wanstead Community Market' on Sunday 14th. At the bottom of each day's cell, there are links to '+ 1 More' or '+ 2 More' events.

We can improve the site further – email us your suggestions and we can consider them.

As a reminder, the address for the site is: [www.highland-court-limited.co.uk](http://www.highland-court-limited.co.uk)

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## **Christmas tree and Buy Nothing New Month**

Notices have been put up in the communal stairwells, on the noticeboard and added to the website regarding a free collection of your Christmas tree and Redbridge Council's support for the '**Keeping Britain Tidy's Buying Nothing New Month**'.

- Redbridge Council will collect Christmas trees left outside of the site for free. This will be done from the 8<sup>th</sup> January from 06:00 to the 19<sup>th</sup>. Please ensure all decorations have been removed.  
Please also ensure that the tree is not in the way of the vehicle or pedestrian entrances.

Alternatively it can be taken to the Chigwell Road Reuse and Recycling Centre. Just don't forget to take a recent copy of your Council Tax bill.

- Redbridge Council will be supporting **Keep Britain Tidy's Buy Nothing New Month** campaign. Instead of buying new, repair and reuse what we already have.

There will be a **Community clothes swap** at Wanstead Library on Wednesday 17<sup>th</sup> January 2024 between 17:00 and 19:00. Entry is free.

There will be a **South Woodford Repair Café** on Saturday 20<sup>th</sup> January 2024, 10:00 13:00 at Memorial Hall, 209 High Road, South Woodford. Further details can be found on the South Woodford Society website - [www.southwoodfordsociety.org](http://www.southwoodfordsociety.org)

- For both – please refer to the details on the notices, on our website, Redbridge Council's Facebook page and the SWS website.

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## **Water meter labelling**

Issues with water meter readings occasionally arise – the meters are rather jumbled on the site and this can cause issues should there be a leak as it's difficult to establish which meter and tap belongs to the property with the leak.

If you happen to know which meter is yours please mark it up. Or let us know and we can mark it up for you. Then, should there be an issue, if your property is unaffected it will be left when other taps are turned off in a process of elimination when trying to turn off the tap of the property with the leak.

As a reminder, if you do need to turn off several taps when trying to stop a leak please remember to turn the taps back on for the unaffected properties once you've established which tap is the one that belongs to the property with the leak and which needs turning off.

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## **Bulky rubbish**

Further to the letter distributed earlier this year, be reminded that large items, or anything else that is not suitable to be disposed of in the waste or recycling bins must not be left anywhere on site. Owners and/or tenants should arrange with Redbridge Council the collection and items left out the night before collection is due. Redbridge Council will collect three large items per year for free. Any more than that and it will either need to be paid for (Redbridge charge £13 per item), collected by an alternative firm or taken to the Chigwell Road Reuse and Recycling Centre – located at the end of Maybank Road. Again, just don't forget to take a recent copy of your Council Tax bill.

We still have cases of dumped furniture. However, with the additional CCTV we are able to identify those responsible and Highland Court will take action. This constitutes dumping on private land and all related costs will be passed on.

Redbridge Council Refuse Collection: 020 8554 5000

[www.redbridge.gov.uk/bins-waste-and-recycling/book-a-bulky-waste-or-large-item-collection](http://www.redbridge.gov.uk/bins-waste-and-recycling/book-a-bulky-waste-or-large-item-collection)

Alternatively, if the furniture is in good condition, The British Heart Foundation shop on Cranbrook Road, Ilford, offers a free collection service for furniture and electrical items.

You can book a collection through the British Heart Foundation website:

[www.bhf.org.uk/shop/donating-goods/book-furniture-collection-near-me](http://www.bhf.org.uk/shop/donating-goods/book-furniture-collection-near-me)

**And for the normal rubbish – PLEASE tie up the bags! We seem to repeatedly ask this yet it goes unanswered. The reason we ask this is that when the skips are emptied the rubbish can end up going everywhere. And the bin lorry crews will not stop to clear it up.**

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## **Site improvements - Bulkhead lighting, water tap, car park drains and additional CCTV**

As mentioned in the first section, the last couple of years have seen many improvements in to the site. Since the last Newsletter the main works on the site have been the following:

- We have replaced the bulkhead lighting at the front of each block. These are more energy-efficient lights and the timing has been adjusted so that they turn off a tad sooner than the previous lights.
- An exterior water tap has been installed – this allows for Gary to water the plants during periods of little rain and/or drought. Sadly we lost two trees in Highland Court due to the drought last year.  
It will also allow for jet-washing of the paths, hard standing, bike rack and potting shed.  
Any project work that requires a water source – the hardstanding and refurbishment of the storeroom had to rely on the generosity of our kind neighbours previously.  
And allows for the deep-clean of the car park drains – mentioned below.

- The car park drains were thoroughly cleared with some having been blocked for a number of years. The water tap will allow for regular cleaning and clearing of the drains in the future.
- Additional CCTV was installed in each of the binsheds due to excessive dumping. These motion-activated cameras make it much easier to identify the perpetrators. In addition to this the camera capacity has also been widened from 16 cameras to 32 so that additional cameras can be added in the future if deemed necessary.

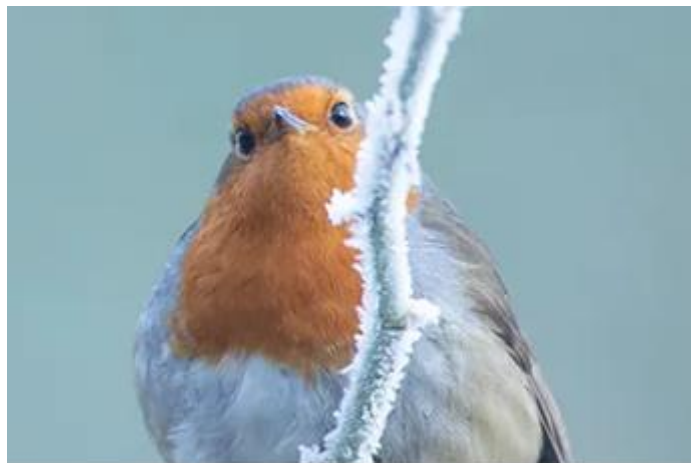


### **Bird watch – end of Jan**

We are hoping to join the RSPB's Big Garden Birdwatch project on the weekend of 26<sup>th</sup> to 28<sup>th</sup> January 2024. We hope that Gary, our maintenance man, will be able to lead the show at Highland Court this year. The results from last year's weekend can be found under the Gary's Gardening tab on the website. We hope that you will be able to take part.

If Gary is unable to do this you can still sign up and play your part. Details can be found at:

[www.rspb.org.uk/whats-happening/big-garden-birdwatch](http://www.rspb.org.uk/whats-happening/big-garden-birdwatch)



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### **Roof and site development**

With numerous correspondences on the subject, we trust that all owners are now aware of our engagement with CBS (Dorset) Limited on the potential roof and site development. These discussions are ongoing and a further update will follow at the next AGM along with a Special Meeting (dates to be confirmed).

A Pre-Special Meeting was arranged for the 4<sup>th</sup> December and a number of owners joined the call in which Highland Court and CBS (Dorset) Limited outlined their proposal and engaged with those owners that joined. It was a healthy discussion.

The directors continue to maintain that this project really does present the best opportunity for the site and that the proposal is a win-win for owners and tenants alike.

We strongly suggest that all owners keep a close eye on the correspondences from us as this project will impact every owner.



We hope you had a lovely Christmas and best wishes for 2024.

Thanks

Jean, Lara, Tony, Paul & Clint

Highland Court (Woodford) Limited