

Windsor Drive (HW) Man Co Ltd

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Keep In Touch

This newsletter is one way off keeping in touch with all our owners & residents. For this reason we suggest you keep hold of your copy as it contains some useful information and contact details.

Local Services Guide

Cleaning

Absolute Cleaning Services UK
01494 842020 /
07900 354174

Electricians

Ellis Robinson
07455 263707

Phil Brooks
01494 711949

End-of-life vehicles

ASM (Aylesbury)
01296 337711

Window Replacement

APS windows
01494 814139

MANAGEMENT Co CONTACTS

David Winterburn (Director & Co Secretary) - Flat 68
Tel: 01494 463107 Mob: 07762 003055
E-mail: david@windsordrive.co.uk

Susan Horsnell (Director) - Flat 82
E-mail: sue@windsordrive.co.uk

Terrie Smith (Director & Bookkeeper) - Flat 103
Tel: 01494 445816 / Mob: 07720 383535
E-mail: terrie103@btinternet.com

Mike Fincham (Committee Officer) - Flat 74
E-mail: mike@windsordrive.co.uk

Committee Members: [Chris Dunne](#), [Roger Legge](#)

Join our What's App Group on 07762 003055



GENERAL CONTACTS

Building Maintenance Issues

07762 003055

Buildings Insurance

Steve Cox , Business Account Manager

Alan Boswell Insurance Brokers Ltd
01603 218031 / 07766 715654

* Please inform Windsor Drive (HW) Freehold Ltd before making a claim - Contact details can be found on page 3. *

Buckinghamshire Council

Switchboard 01296 395000
Highways on call—Potholes / Streetlights etc. 0845 230 2882
Coronavirus Support 01296 395000
Noise Nuisance (Environmental Health) 01494 412 247
Waste & Re-cycling (Missed Collections) report via:
<https://www.buckinghamshire.gov.uk/waste-and-recycling/report-a-missed-bin-collection/>
Main Web site: <https://www.buckinghamshire.gov.uk>

Police

101 (Non Emergency number)
999 or 112 Emergency or Crime taking place

Ambulance / Fire

999 / 112

Windsor Drive (HW) Man Co Ltd

Issue 26

Summer
2023
Mini Edition

WINDSOR DRIVE



Hello,

Welcome to the Summer 2023 estate newsletter.

We are at the start of a new year for our service charges, ground rent and buildings insurance. For flat owners this newsletter will have come along with your annual invoices.

* **Enjoy the read and retain for future reference***

David Winterburn, WD Man Co

Looking after your block

We carry out re-decoration of the stairwells in each block every four years. This year it is the turn of Blocks 1 & 1A (Flats 97-126). These blocks will also have the external decorations carried out which now we have uPVC fittings is just minor works.

The external doors to the blocks should be kept closed at all times. The latches are provided to assist residents in getting bulky items in and should not be left open especially overnight. Doing so can attract unwanted visitors both human and animals to enter the blocks. If there is heavy rain the carpets can also get soggy if the doors are left open. If you are a ground floor resident please do your bit to help. **Thanks!**

We have been aware of a number of water leaks many of which are from the flat and the owners responsibility. If you have a leak please arrange to get it fixed.

Waste & Re-cycling

There are two bin stores at Windsor Drive. The smaller store at the top of the road is for Flats 1—36 while the larger at the bottom of the hill is for all others. The following is a guide to on-site facilities. If a bin is full bin then use another!

Blue Bins - Mixed Paper and Cardboard (No Bags!)
Red Bins - Tin Cans, Glass, Foil & Plastic bottles (No Bags!)
General Waste - This should be deposited in the green & black bins.
Missed bin collection? - Report via:

<https://www.buckinghamshire.gov.uk/waste-and-recycling/report-a-missed-bin-collection/>

DO NOT DUMP LARGE ITEMS—furniture, Electrical etc in the bin stores

Your Estate Guide (1)

Service Charges, Ground Rent and Buildings Insurance

The service charge year starts on 1st July 2023. If paying by instalments all accounts should be fully paid by the 31st May 2024. Your statement issued in July 2023 will show the outstanding balance for payment this year. Should you have any queries or issues with making payments contact our bookkeeper now. That way things can be sorted out sooner rather than later without building up further arrears.

The charges are paid by all flats owners and if you are a tenant this is paid on your behalf by your landlord. This year service charges have increased for the first time in over 10 years to £895.00 per flat, an increase of £65. The current service charge year runs from 1st July 2023 to 30th June 2024. New bills and statements are included with this newsletter for flat owners.

Contact our bookkeeper Terrie Smith for more information.
E: terrie103@btinternet.com / Tel: 01494 445816 Mob: 07720 383535



No Smoking in common areas

No smoking legislation has been in place since 2007. While it does not cover what you can do within your own flat it applies to all common areas.

The rule of thumb for deciding an enclosed area for the purpose of the law is 3-sides enclosed or more. For us that means all stairwells, common areas, garages, sheds etc. Please do not smoke immediately outside any of the buildings.

A golden rule for smoking outside is not within 5 metres of any building.

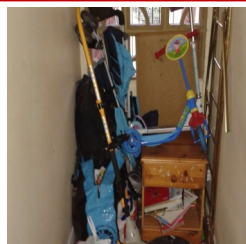


A New Broom sweeps clean....

Our cleaners clean each stairwell every 2 weeks.

Please try not to walk mud in as not only does this make the blocks look scruffy, it makes it difficult for the cleaners.

Our annual garage clean has just taken place. Please try and keep your bay clean & clear by sweeping it occasionally and not storing items other than your car in it.



Balconies, Air Vents, Common and lobby areas

These areas must be left clear at all times. No items

left outside the front door, no locks on any fire door or cupboard and no blocking of the vents.

All areas must be kept clear for safety

Your Estate Guide (2)

Maintaining the estate...Windsor Drive Management Co

The management company are here to look after your estate. We arrange many works throughout the year both scheduled such as internal and external decorations and emergency repairs where for example there has been damage to the building, a water leak in the garage, stairwells or roof.

Beyond arranging and managing the work that takes place throughout the year we also assist residents where possible for issues within and outside of their flat.

Be kind to your Neighbours!

Noise - Living in flats we are literally on top of each other! For this very reason noise be it from raised voices, music, D.I.Y can easily be heard in an adjoining flat disturbing your neighbour. Please try and keep this to an absolute minimum.

Washing - Don't let the washing hang out! Under our lease we are not allowed to put washing to dry outside the flat. If you are doing this please refrain from doing so and dry it inside.

Storage - All storage should be inside the flat or in your shed in the garage area. If you are a tenant and do not have access to the shed ask your landlord or agent.

Windsor Drive (HW) Freehold Ltd

Estate, Land & Buildings owners

The freehold company are responsible for permission to....

- Sub-let a flat
- Replace windows
- Fit any external structure (e.g. Aerial or dish)
- Make any alterations
- Extend your lease

Contact details...

Windsor Drive (HW) Freehold Ltd,
PO BOX 988, Naphill,
High Wycombe, HP14 4ZN
Tel: 07961 - 007351
E-mail: windsordrivefreehold@yahoo.co.uk

Dogs, Pets and Wildlife

Dogs and other pets are not specifically banned under the lease and some tenancy agreements. However, if a pet causes a nuisance the freeholder has the right to ask for that pet to be removed. On that basis please keep your pet under control at all times and clear up any mess.

Please do not feed birds by throwing bread and other food out. It makes the estate look untidy and attracts vermin!



Loft Inspections for top floor flats

Our loft inspections are now well underway. These serve a joint purpose firstly to ensure they are clear and do not represent a fire hazard and secondly so we can pick up on any damage to the roofing. If we have yet to inspect your loft please contact Chris at: chris@windsordrive.co.uk