



Windmill Estate Maintenance Company Ltd - 01034403

Tel: 07394 332262

Email: wemc67@yahoo.co.uk



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Website: <http://www.windmillestate.co.uk>

OUR A.G.M.
WILL BE HELD IN THE CHURCH OF
THE GOOD SHEPHERD on
TUESDAY 14th OCTOBER 2025
at 7.30pm

All WEMC residents are welcome to attend - we shall provide the Accounts, discuss what's been done throughout the year, explain who we are, what we do and answer any queries as best we can.



Windmill Estate is considered a well-maintained and desirable place to live and WEMC have worked hard as volunteers to keep it so. However, the infrastructure is around 60 years old and some of our trees much older so understandably our repair costs and tree surgery prices (as well as increased bureaucracy!!) are eating up our funds.

Despite this, over the past year we managed to remove some of the dead trees, cut back others and carry out a number of repairs. We are now addressing some of the (very expensive) tarmac issues as well as the ongoing general maintenance and upkeep of our Estate with Scott and his team's hard work.

We also appreciate your co-operation in maintaining your gardens and borders. The parking issue is a big problem, often mentioned to us, but we would point out that if vehicles are parked causing an obstruction or danger on pavements or at junctions, the local police on 101 can be involved. But if we could all ensure our vehicles are parked away from junctions and allow clear access for waste lorries and emergency vehicles plus pedestrians to keep to the pavements .. safety problem solved!

Hopefully, if you've seen our articles in Widmer End News and read the newsletters, you'll understand that we are a handful of volunteers who could really do with some help. So if you have some expertise or interest in where your money's spent please come along and discuss with us.

We are proud of the fact that Windmill Estate houses multi-generational families as well as residents who bought their homes “off plan” back in the 60s/early 70s and still enjoy living here in Widmer End.

Back then homes were selling from between £4,995 and £7,500 – now prices are almost 90 times these original ones. If the maintenance charge of £10 pa had increased to the same degree we would all be paying a £900 annual fee!!

It's not always obvious just how much effort is put in around the estate so here's what your annual fee goes towards:

- Regular Grass Cutting/strimming on approx 3 acres of greens around our estate
- Weedkilling, leaf blowing and forecourt tidying + some bin emptying
- Hedges being trimmed and alleyway maintenance
- Trees being maintained at a 2m clearance from ground
- Dead tree removal and disposal
- Tree survey and ongoing tree surgery management
- Certain fence panels maintained
- Certain Walls & brickwork around the estate (in recent years one repair cost us £18K)
- Tarmac repairs and maintenance around the estate
- Garage forecourt maintenance
- Various Steps and footpaths to be maintained
- Estate Manager to litter-pick, report any problems to various authorities or back to WEMC and liaise with residents
- Administrator to handle day-to-day running and payment of all invoices, receipt of fees and court issues
- Dealing with Companies House, solicitors and small claims court costs
- Stationery, telephone, postage, IT costs, website, virus protection, etc
- Insurances, Hall hire, Land registry and bank charges
- Accountancy fees

So please bear with us as we aim to do the best we can with extremely limited funds and resources. Also that we always have to concentrate our efforts and “income” on essential maintenance first and foremost.

Also 🙏 please consider helping us - if you have any expertise regarding company law, insurance, financial, structural or property issues, tree management, gardening etc we'd love to hear from you. Or maybe join our Committee who meet up once a month – after all, the effort WEMC put in is reflected in YOUR house price.



*** YOUR CO-OPERATION IS GREATLY APPRECIATED - YOUR HELP EVEN MORE SO ***