



W E M C - Frequently Asked Questions

Q What would happen if the Company (WEMC) were disbanded?

A A Liquidator would be sent in and the Company handed over to a professional firm, who could make charges of £300 to £400 or more a year per property for their services, so it is in your interest to support the committee and/or to come to the A.G.M.

Q Could the maintenance fee be reduced for pensioners?

A The Company cannot differentiate; the fee is based on the freehold of each property.

Q Is the Company successfully collecting the maintenance fee?

A Yes, we take action through the court against anyone not paying.

Q Why are some fences repaired on the Estate and not others?

A Only fences owned by the Company are repaired, these are the ones taken over from George White & Sons Ltd when they went into liquidation.

Q Why does maintenance have to be paid for garage forecourts when some people do not own cars?

A The maintenance fee is not for specific things but to keep the whole estate looking presentable.

Q Are the shops at Windmill Parade part of the WEMC responsibility?

A Windmill Parade is not in WEMC's remit: the shops and flats above are leasehold and have their own managing agent with responsibility for the area surrounding the shops.

Q Why do I need permission from WEMC if my plans have been approved?

A Within the Deed of Covenant you signed you agreed to adhere to the policies in place for the estate. Therefore we need to check your plans comply, supply you with a letter of agreement to enable you to proceed and to meet legal requirements (please see our WEMC Consent Form).

Q How do I know what my Annual Maintenance Charge covers?

A On a regular basis WEMC pays for grass-cutting, weedkilling, bin collections and tree surgery and from time to time forecourt and footpath repairs as well as attend to legacy fence, tree and bollard replacements. Plus we have to cover insurances, legal advice, accountancy costs and administration from the monies we collect each year.

Our accounts are available at the AGM and on our website:

www.windmillestatemaintenancecompanylimited.godaddysites.com