

Schedule 1 – Buildings Insurance

Your argument regarding buildings insurance is novel, but I am not aware that building certificates have any relevance to the arranging of buildings insurance. Under the terms of the Lease the Freeholder has a duty to put in place buildings insurance and I am sure that those Lessees who have made claims on the buildings insurance over the years would have been displeased if they had been unable to do so because the building had not been covered.

Electricity

We simply pay the electricity bills sent to us by Power Gen and each does have an address stated on it. Every so often we request the cleaning contractor to read the Landlord's meter in each block so that the correct amount of electricity is being paid for. As the property is private the Local Authority through the Council Tax is not responsible.

TV Aerial

This item will be removed from the Service Charge as from the 1st July 2006. In previous years it was a nominal figure to cover ad hoc maintenance.

Repairs

Earlier in this letter I confirmed that repairs shall be set out in detail as part of the yearly set of Service Charge Audited Accounts. Repairs and Maintenance issues, naturally, had to be addressed from the date that the first purchaser completed and we have tried very hard to be diligent in the treatment of general repairs and maintenance by discriminating between Service Charge costs and Developer costs. I refer to my earlier comments on this issue.

Parking Control / Parking Control Preparation

These items are not included in the Service Charge Budget 2006/7. As you may remember the main reason for the introduction of parking enforcement was to deal with the congestion on the estate roads which caused, and as far as we are aware continues to cause, potential difficulty for the general traffic flow and, most importantly, for emergency vehicles. Initially, the scheme covered the whole estate, but when representations were received the houses were excluded and each house was given a credit of £36.27 to refund their share towards the parking control costs. I confirm, therefore, that house holders have not paid any money towards the cost of parking control. The lining and numbering of the car park spaces of the flats was a pre-requisite of the parking control scheme and also it was generally of assistance in identifying which parking space was allocated to which flat. I, therefore, do feel the

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