

# COMPTONS

-----SOLICITORS-----

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LONDON NW1 7AN

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Mr Angus French  
Century House Residents Association  
24 Century House  
245 Streatham High Road  
London SW16 6ER

Email Address:  
advice@comptons.co.uk

Website Address:  
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Your Ref :

Our Ref :  
JAM.LGQ.4004.2

Date :  
08 March 2002

SCANNED DOCUMENT  
Ref.: CHRA0622

Dear Angus

## Century House Residents Association

Further to my letter of 13<sup>th</sup> February 2002, I enclose the following Schedules.

1. Draft Schedule of Landlord's Breaches of Covenant. From the information supplied, I have cross referenced a number of the breaches with the covenants in your particular Lease. Clearly, I will need to consider all other Leases.
2. Template for the Draft Schedule of Landlord's Breaches of RICS Code.
3. Template for the Schedule of Disrepair.
4. Schedule of Works or Decoration Required to Individual Flats in the event that there is consequential disrepair to them arising from the Landlord's breach of covenant.
5. Schedule in respect of Unreasonable Service Charges.

Apart from the completion of the Schedules, I will require sight of:

- (i) All Leases.
- (ii) All documentation/correspondence in your possession from which your claims can be verified.
- (iii) A copy of all service charge demands in which you claim that all or part of the demand is unreasonable.
- (iv) A copy of all Section 20 Notices, estimates and price specifications.

*Partners:*  
STEPHEN J. COMPTON NICHOLAS A. GOLDREICH\* M. JAMES McKEEVER JOHN A. MIDGLEY\*  
*\*Members of Association of Personal Injury Lawyers*

I am presently awaiting to hear from South East surveyors, Edward Payne and Veness and Bruce Maunder Taylor as to:

- (i) Their ability to prepare a Report in respect of a Management Order.
- (ii) An hourly rate and estimated fees.
- (iii) Their recommendation as to a proposed management of the block together with the likely fees of such a manager.

As soon as I have this information, I will let you know. I am in the process of drafting the Participation Agreement which will follow in the next few days.

I also require from you, a list of the names, addresses, telephone numbers and e-mail addresses of all of the Residents that would like to participate in this application together with a cheque for £1,000 on account of costs.

If you have any queries, please do not hesitate to contact me.

I look forward to hearing from you.

Yours sincerely

**JOHN A MIDGLEY**  
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