

ST.PETER'S HOUSE  
16 CROHAM ROAD  
SOUTH CROYDON  
SURREY, CR2 7BA

-  
TEL: 020 8680 8545  
FAX: 020 8681 5191  
email: [epven@globalnet.co.uk](mailto:epven@globalnet.co.uk)

**Edward Payne & Veness  
Chartered Surveyors**

incorporating Gibsons, Est. 1933  
A member of Jorden Salata Asset Management Plc.  
R E BSc (EstMan)FRICS IRRV  
M N Plant FRICS  
J P Trim FRICS  
Consultant  
E C Payne FRICS IRRV

**SCANNED DOCUMENT**  
**Ref.: CHRA0630**

# Fax

**To:** John A. Midgley, Comptons, Solicitors **From:** M.N. Plant  
**Fax:** 020 7485 1145 **Pages:** 2  
**Date:** 6th March 2002 **Ref:** MNP/VHD  
**Re:** Application for Management Order

Thank you for your recent communication the contents of which are noted. Would I be correct in assuming that the requirement is for an external building survey covering the various items of disrepair which you have enumerated with a conclusion to the effect that the building has not been properly maintained (assuming that that is indeed the conclusion I reach), the report to be prepared in accordance with the Practice Notes relating to Surveyors acting as Expert Witness and in accordance with the Civil Procedure Rules Part 35? If this is the case then it is a job that I am able to do and my hourly rate would be £120.00 plus VAT to include attendance at an LVT Hearing.

Your fax makes reference to installation of mobile telecom bases. I assume that these have been installed against the wishes of the residents and I can deal with the visual impact aspect and perhaps diminution in value, If there is a question of structural damage to the building as a result of these installations then I may need to call upon the services of an engineer whose fees would be charged in addition to my own.

This firm undertakes residential management and we would be pleased to take on the work if required. The amount of work required for residential management is largely dependent on the terms of the lease and the effectiveness of measures to eliminate arrears but as a guide I would expect management charges to be around 15% of the annual maintenance charge plus VAT.

As requested I enclose a copy of my CV and look forward to hearing from you.

Yours sincerely,

Michael Plant

**MICHAEL NEALE PLANT FRICS**

**Address:** As above

**Date of Birth:** 20th July, 1943

**Education and Appointments:**

- 1959 - 1961 Served Articles in Professional Department of Mann & Company, Chartered Surveyors, Woking.
- 1961 - 1971 Assistant Surveyor with Robt. W. Fuller Moon & Fuller, Croydon.
- 1959 - 1966 Studied and passed professional examinations of The Royal Institution of Chartered Surveyors and The Chartered Auctioneers' and Estate Agents Institute 1966. Elected Professional Associate of the Chartered Auctioneers' and Estate Agents Institute.
- 1967 Elected Professional Associate of the Royal Institution of Chartered Surveyors.
- 1971 - 1972 Assistant Surveyor with G. Aubrey Stapleton, Chartered Surveyor (now Stapleton Long), West Norwood.
- 1972 - 1982 Associate Partner with Robt. W. Fuller Moon & Fuller, Chartered Surveyors, Croydon.
- 1982 Elected a Fellow of the Royal Institution of Chartered Surveyors.
- 1982 to date Equity Partner with Edward Payne & Veness, Chartered Surveyors, Croydon.
- 1998 Elected a Fellow of the Incorporated Society of Surveyors and Valuers.

**Career Résumé**

Since qualifying in 1966 I have spent virtually the whole of my career working from offices in the London Borough of Croydon. I am familiar with property throughout South London and the home counties and have been consistently engaged in the preparation of survey and valuation reports for various purposes throughout my career. I have been directly involved in the management of residential flats for the last 15 years and my company currently operates a small management portfolio of both residential and commercial property.

I have undertaken expert witness work for the last 18 years. I have prepared numerous reports on matters of survey, building construction and valuation. Whilst the vast majority of cases have been settled before coming into Court I have given evidence on a number of occasions including London County Court, the High Court and various County Courts. I have appeared in the High Court within the last twelve months and have prepared detailed evidence on about five further occasions including meetings of experts, meetings with Counsel, etc. I would say that I prepare evidence fairly equally for Claimants and Defendants. I have given valuation evidence as a joint expert.

TOTAL P.02