

LONDON BOROUGH OF SOUTHWARK, HOUSING DEPARTMENT.

APPENDIX 1

DATE: 06-Jun-03

RTB NO. 8122/1

NAME: Beverley Robinson

ADDRESS: [REDACTED] Chiltern

NO. OF BEDROOMS 2

SERVICE CHARGES

THE ATTACHED APPENDIX 2 APPLIES

CAPITAL REPAIRS

The following defects are known to exist and notice is hereby given to you.

The right is reserved to carry out a further survey and to notify further defects to you prior to completion of the lease.

REPAIRS / RENEWALS REQUIRED TO:

<u>ITEM</u>	ESTIMATED COSTS (E)	APPORTIONED COSTS (E)
Access Balcony	EO.00	EO.00
Common Stairs	EO.00	EO.00
Defective Doors/Frames	EO.00	EO.00
Defective Roof	E10,000.00	E63.69
Defective Windows	EO.00	EO.00
Planned Preventative Mainten	EO.00	EO.00
External Walls	EO.00	EO.00
Floors	EO.00	EO.00
Double Glazed Units	EO.00	EO.00
Lift Refurbishment	EO.00	EO.00
Environmental	EO.00	EO.00
Security Door Entry System	EO.00	EO.00
Block Repairs	EO.00	EO.00
Private Balcony	EO.00	EO.00
Structural Repairs	EO.00	EO.00
Internal Re-Wiring	EO.00	EO.00
Means Of Escape	EO.00	EO.00
Drainage	EO.00	EO.00
Other Cost Dangerous Trees	EO.00	EO.00
Landlord's Electrics	EO.00	EO.00

CAPITAL IMPROVEMENTS.

IMPROVEMENTS TO BE CARRIED OUT:

External Dec.	£1,600.00
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PROVISION ESTIMATED COSTS

E10,000.00

APPORTIONED PROVISIONAL ESTIMATED TOTAL COST:

E63.69

IMPROVEMENTS TO BE CARRIED OUT:

APPORTIONED PROVISIONAL ESTIMATED COST

- Estimates of day to day service charges
- Estimates for specific items of repair
- Estimates for non-itemised items of repairs
- Estimates for external decorations

Note 1. Under paragraph 16B of Schedule 6 of the Housing Act 1985, your liability to contribute to repair costs during the initial period is limited. The initial period is normally the first five years of the lease. The general rule is that you will not be liable to pay more than the estimated contribution to the cost of the work itemised in Appendix 1, plus an inflation allowance, nor will you be liable to pay more than the estimated annual amount shown, plus an inflation allowance, in respect of works not itemised.

A service charge will be made in relation to the following works of improvement, in respect of which the landlord considers that costs may be incurred in the reference period mentioned below. Such charge has been estimated as follows:-

INSTALLATION OF ENTRYPHONE	Estimated amount of total likely cost	E 172,000
	Estimate of your likely contribution	E 1,000

Note 2. Under paragraph 16C of Schedule 6 of the Housing Act 1985, your liability to pay improvement contributions during the initial period of the lease is limited.

The reference period adopted for the purposes of the above estimates begins on 06 DECEMBER 2003 and ends on 31 March 2009

Signed..........Dated.....6/6/03.....

Name in Capitals: DAVE COOMBS

Office held: ACTING LEASEHOLD MANAGER

On behalf of the London Borough of Southwark

Essential Notes