



Nick Massingham <nickestata@gmail.com>

VCL Internal works

77 messages

Nick Massingham <nick@2020leeds.co.uk>

24 February 2021 at 13:59

To: Lee Rhodes <L.Rhodes@cardoemartin.co.uk>

Cc: Conor Cusack <conor@ballymoreservices.com>, Anthony Marley <Anthony@ballymorecivils.com>, James McCallan <James@ballymorecivils.com>

Hi Lee,

I've had a brief chat with Phil Timms, Habito Living who manages c.80% of the apartments at 20:20 re: the internal works required to install the VCL.

He is open to a meeting but suggested that the internal works are carried out at the end of the project, this is due to issues with regards to Covid and many of the tenants working from home. He believes several tenants will refuse access at present. The situation may be better in a few months once restrictions are lifted.

Nick Massingham BSc (Hons) MIRPM
Development Manager

20:20 House (Residential Management) Limited
Appointed Agent - Estata Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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Correspondence Address: Management Office, 20:20 House, Skinner Lane, Leeds LS7 1BB

Nick Massingham <nick@2020leeds.co.uk>

24 February 2021 at 14:01

To: Lee Rhodes <L.Rhodes@cardoemartin.co.uk>

Cc: Conor Cusack <conor@ballymoreservices.com>, Anthony Marley <Anthony@ballymorecivils.com>, James McCallan <James@ballymorecivils.com>

With regards to lettings and vacant apartments:

238 empty now - works can start asap

239 empty 18/3

240 empty 27/3 (maybe bit sooner)

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Lee Rhodes <l.rhodes@cardoemartin.co.uk>
 To: Nick Massingham <nick@2020leeds.co.uk>
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26 February 2021 at 10:01

Hi Nick,

Please find attached an outline draft detailing the strategy for the above to be discussed. Maybe we can set-up a call with Phil for later today to discuss.

We need to be mindful that postponing any works would have an impact on the overall programme and costs.

Kind regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMARTIN.CO.UK



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CARDOE MARTIN 

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CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

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 2020 - VCL Works.docx
32K

Nick Massingham <nick@2020leeds.co.uk>

26 February 2021 at 10:14

To: PHIL TIMMS <Phil@habitoliving.co.uk>

Hi,

Draft of the internal works plan attached.
They've proposed a call today to discuss.

Nick Massingham BSc (Hons) MIRPM
Development Manager

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 2020 - VCL Works.docx
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PHIL TIMMS <Phil@habitoliving.co.uk>
To: Nick Massingham <nick@2020leeds.co.uk>

26 February 2021 at 10:20

Hi
Can we arrange a meeting face to face with you, me and this chap Monday
[Quoted text hidden]
> From:Nick Massingham <nick@2020leeds.co.uk>
> Sent: 24 February 2021 14:00
> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> Cc: Conor Cusack <conor@ballymoreservices.com>; Anthony Marley <Anthony@ballymorecivils.com>; James McCallan <james@ballymorecivils.com>
> Subject: VCL Internal works
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> He is open to a meeting but suggested that the internal works are carried out at the end of the project, this is due to issues with regards to Covid and many of the tenants working from home. He believes several tenants will refuse access at present. The situation may be better in a few months once restrictions are lifted.
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phil timms - director.
 0113 8805645

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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)

ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.
 Have a look at one of the specialists in tenant and landlord insurance by visiting HomeLet's website.

You can also call them on 01522 838814 by quoting 1505649.

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Nick Massingham <nick@2020leeds.co.uk>

26 February 2021 at 10:23

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

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Hi Lee,

Phil has requested a site meeting - is this possible?

Nick Massingham BSc (Hons) MIRPM
 Development Manager

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<j.pearson@cardoemartin.co.uk>

Hi Nick,

I'm on leave next week, so Monday 8th of March is the earliest I can do. However my colleague along with Ballymore can meet Phil at some point next week to discuss if that works.

Regards, Lee

[Quoted text hidden]

PHIL TIMMS <Phil@habitiliving.co.uk>

26 February 2021 at 13:30

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>

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Hiu

I am happy to meet with anyone who can run through this

Its not as simple as telling tenants they have to live in another flat for 2 weeks as they have rights

> On 26/02/2021 13:23 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
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> Development Manager

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Lee Rhodes <l.rhodes@cardoemartin.co.uk>

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26 February 2021 at 13:37

Hi Tim,

We understand it's a difficult situation, but we need to discuss and agree some workable solution for all. What day is good for you?

Kind regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

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-----Original Message-----

From: PHIL TIMMS <Phil@habitoliving.co.uk>

Sent: 26 February 2021 13:30

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phil timms - director.

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26 February 2021 at 13:44

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Hi

I am here to help and assist. If a tenant says no access I will need to seek legal advice. Its covid and most tenants are at home working and paying high rents.

> On 26/02/2021 13:37 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>

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> Hi Tim,
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 > We understand it's a difficult situation, but we need to discuss and agree some workable solution for all. What day is good for you?
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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)

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Lee Rhodes <l.rhodes@cardoemartin.co.uk>

26 February 2021 at 13:51

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Kind regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

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PHIL TIMMS <Phil@habitoliving.co.uk>

26 February 2021 at 14:24

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>
 Cc: Conor Cusack <conor@ballymoreservices.com>, Anthony Marley <Anthony@ballymorecivils.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@gould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Monday onwards

> On 26/02/2021 13:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
 >
 > Hi Phil,
 >
 > That's great. What day next week would be best for you?
 >
 > Kind regards, Lee
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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)

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Lee Rhodes <l.rhodes@cardoemartin.co.uk>

26 February 2021 at 14:26

To: PHIL TIMMS <Phil@habitoliving.co.uk>, Nick Massingham <nick@2020leeds.co.uk>
 Cc: Conor Cusack <conor@ballymoreservices.com>, Anthony Marley <Anthony@ballymorecivils.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@gould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Anthony, What day is good for you?

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL

01145 537 800

FAX

020 7563 8901

DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

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 > cN4PS3GFHCn4N3j3vykX2Bb7qyb%2F3vQzkO5x8tbJk%3D&reserved=0)
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Anthony Marley <Anthony@ballymorecivils.com>

26 February 2021 at 16:24

To: Lee Rhodes <L.Rhodes@cardoemartin.co.uk>

Cc: PHIL TIMMS <Phil@habitoliving.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@gould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Lee

Tuesday 2nd March works for me.

Regards

Anthony Marley
Ballymore Civils Ltd

On 26 Feb 2021, at 14:26, Lee Rhodes <L.Rhodes@cardoemartin.co.uk> wrote:

Anthony, What day is good for you?

Regards, Lee

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17 attachments

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EMAIL [image223770.png](#)
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l.rhodes@cardoemartin.co.uk [image327969.png](#)
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ADDRESS [image362175.png](#)
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Lee Rhodes <l.rhodes@cardoemartin.co.uk>
To: Anthony Marley <Anthony@ballymorecivils.com>

26 February 2021 at 16:51

Cc: PHIL TIMMS <Phil@habitiliving.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Okay, lets go with Tuesday at 9.00am. Phil and Nick, does this work for you?

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
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Nick Massingham <nick@2020leeds.co.uk>

26 February 2021 at 18:18

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Anthony Marley <Anthony@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Conor Cusack

<conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>, PHIL TIMMS <Phil@habitiliving.co.uk>

Hi,

Yes this is ok with me.

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PHIL TIMMS <Phil@habitiliving.co.uk>

27 February 2021 at 08:56

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan

<James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Hi

sorry to be a pain. Can we 9.30 as I need an hour to go through all the issues of the morning from tenants

> On 26/02/2021 16:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>

>

> Okay, lets go with Tuesday at 9.00am. Phil and Nick, does this work for you?

>

> Regards, Lee

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Anthony Marley <Anthony@ballymorecivils.com>

27 February 2021 at 09:25

To: PHIL TIMMS <Phil@habitoliving.co.uk>

Cc: Lee Rhodes <L.Rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Phil

9.30 works for me.

Regards

Anthony Marley
Ballymore Civils Ltd

> On 27 Feb 2021, at 08:57, PHIL TIMMS <Phil@habitoliving.co.uk> wrote:

>

> Hi

[Quoted text hidden]

PHIL TIMMS <Phil@habitoliving.co.uk>

27 February 2021 at 09:30

To: Anthony Marley <Anthony@ballymorecivils.com>

Cc: Lee Rhodes <L.Rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Perfect

see you at Nicks office

[Quoted text hidden]

Jo Pearson <j.pearson@cardoemartin.co.uk>

1 March 2021 at 09:11

To: PHIL TIMMS <Phil@habitoliving.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>

Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>

Morning Gents,

9.30s fine for me also though I have a call scheduled for 10.30am so may have to leave a little early.

Thanks

Jo

JO PEARSON

BUILDING SURVEYOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 519095	MOBILE	07816 370457
EMAIL	j.pearson@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood Mill, Nursery Street, Sheffield S3 8GG		

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Jo Pearson <j.pearson@cardoemartin.co.uk>

2 March 2021 at 08:53

To: PHIL TIMMS <Phil@habitoliving.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>

Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>

Morning Gents

I've hit some roadworks coming out of Sheffield and am running 10 mins or so late

Apologies. Will be with you as soon as I can

Jo

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JO PEARSON

BUILDING SURVEYOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 519095	MOBILE	07816 370457
EMAIL	j.pearson@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood Mill, Nursery Street, Sheffield S3 8GG		

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CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

From: Jo Pearson

Sent: Monday, March 1, 2021 9:11:56 AM

To: PHIL TIMMS <Phil@habitiliving.co.uk>; Anthony Marley <Anthony@ballymorecivils.com>

Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick Massingham <nick@2020leeds.co.uk>; Conor Cusack

<conor@ballymoreservices.com>; James McCallan <James@ballymorecivils.com>; Burke, Martin <Martin.Burke@fgould.com>

Subject: RE: VCL Internal works

Morning Gents,

9.30s fine for me also though I have a call scheduled for 10.30am so may have to leave a little early.

Thanks

Jo

[Quoted text hidden]

PHIL TIMMS <Phil@habitiliving.co.uk>

3 March 2021 at 16:34

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan

<James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

On the 2/3/21 I attended a meeting with Conor, Jo & Anthony with regards to the top floor flats at 2020 House and the internal remedial works required to stop condensation.

Part of the conversation came around to two x 1 beds becoming empty in March and I would keep these empty to allow a dry run of the internal works. The landlord of these losing income

I have been told today by Conor that minutes were taken of the conversation. Strange as I saw no one writing or recording the conversation. I would like to see these minutes asap

I said and I quote "I think flat 239 contract ends on the 15th March but I will confirm" I was expecting an email from the project manager following the meeting to confirm all the points raised - relocating tenant, removal of furniture, storage of furniture, compensation etc. I have had nothing since even though I have started to get prices for all of these

I met Conor today to allow him access to flat 240.

I have then been told by Conor that lads are booked in to start work on the flats on the 15th. And that is this doesn't happen I will have to pay for all the costs incurred. At no time did I say you could have access to flat 239 on the 15th. Someone should have had the professionalism to email me to get confirmation of what date they could get into the property. Not threaten me!

The tenant in flat 239 has the legal right to remain in the flat until 12 mid day on the 15th March. Then I need to go in and inspect the flat as part of the contract so I can return their deposit. This is done 3 days later due to Covid and my own health and safety and is booked in my diary. I manage over 250 flats and have a packed diary

The date you can have access to the flat is the 18th March.

Flat 240 contract ends 24/3/21 and inspection booked in 27/03/21. If they hand keys back earlier I can bring this forward

The so called minutes of the meeting also said all furniture needed to be taken out of the flat for safety. Today this has changed and Conor says this doesn't need to happen and it can stay in the flat even though you all raised concerns over damages. Can someone please email me what is actually going on as I need to keep a flat empty for storage

I also need someone to confirm who will be paying the rent for the empty flat that is being used for storage. I am here to help and have been asked to do a lot to facilitate the moving in and out of tenants. I will however not be threatened

Phil

[Quoted text hidden]

PHIL TIMMS <Phil@habitiliving.co.uk>

4 March 2021 at 08:56

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan

<James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Further to the email yesterday on the internal remedial works on the top floor of 2020 House

I will need to see a EICR certificate from a qualified electrician (NICEIC registered) for each property as then protects me and the landlord and is compliant with current government legislation. I will like each report emailed to me for my records

[Quoted text hidden]

Nick Massingham <nick@2020leeds.co.uk>

To: PHIL TIMMS <Phil@habitooliving.co.uk>

Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

4 March 2021 at 10:20

Hi Phil,

Are you happy for me to share Dan's details as a recommended electrician?

Nick Massingham BSc (Hons) MIRPM
Development Manager

20:20 House (Residential Management) Limited
Appointed Agent - Estata Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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Correspondence Address: Management Office, 20:20 House, Skinner Lane,
Leeds LS7 1BB

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PHIL TIMMS <Phil@habitooliving.co.uk>

4 March 2021 at 10:24

To: Nick Massingham <nick@2020leeds.co.uk>

Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Dan - 07748 700 248

[Quoted text hidden]

Jo Pearson <j.pearson@cardoemartin.co.uk>

5 March 2021 at 14:41

To: PHIL TIMMS <Phil@habitooliving.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>

All,

Further to the site meeting on Tuesday and our conversations this morning, I attach a set of meeting minutes as discussed summarising all items discussed and actions arising.

Kind regards

Jo

JO PEARSON

BUILDING SURVEYOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 519095	MOBILE	07816 370457
EMAIL	j.pearson@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood Mill, Nursery Street, Sheffield S3 8GG		

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-----Original Message-----

From: PHIL TIMMS <Phil@habitoliving.co.uk>
 Sent: 04 March 2021 10:24
 To: Nick Massingham <nick@2020leeds.co.uk>

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Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>

Phil

We would want to start works on flat 239 on the 18th March. If you could arrange for the furniture to be moved out of the flat that would be much appreciated.

Regards

Anthony Marley
Ballymore Civils Ltd

> On 5 Mar 2021, at 15:04, PHIL TIMMS <Phil@habitiliving.co.uk> wrote:

>

> Hi

[Quoted text hidden]

PHIL TIMMS <Phil@habitiliving.co.uk>

8 March 2021 at 11:08

To: Anthony Marley <Anthony@ballymorecivils.com>

Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>

Thanks for the update

Cost to moving furniture out and then back in is £200 inc vat

Cost for storage of furniture in 1 bed flat is £174.94 for the week (7 days)

Cleaning - how much dust is there going to be? I was waiting from Jo with regards to cutting of plaster boards inside or outside the flat? Are all white goods going to be sealed so no dust gets in at all

Electrician - to carry out test (I will get a price in next few days)

Phil

[Quoted text hidden]

Anthony Marley <Anthony@ballymorecivils.com>

8 March 2021 at 11:18

To: PHIL TIMMS <Phil@habitiliving.co.uk>

Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>

Phil

There won't be much dust but I would suggest you allow for a cleaner when we have finished. Ballymore will cover white goods with plastic.

Regards

Anthony Marley
Ballymore Civils Ltd

> On 8 Mar 2021, at 11:08, PHIL TIMMS <Phil@habitiliving.co.uk> wrote:

>

> Thanks for the update

[Quoted text hidden]

PHIL TIMMS <Phil@habitiliving.co.uk>

8 March 2021 at 11:23

To: Anthony Marley <Anthony@ballymorecivils.com>

Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>

OK

I will assess once works are finished how long it will need (hopefully dust and vac)

I will be up to 239 at 8.30 on the 18th to fully video the flats condition which will take me around 15-20 minutes

I will leave flat open so Conor can come and do the same for your records

[Quoted text hidden]

Anthony Marley <Anthony@ballymorecivils.com>

8 March 2021 at 11:32

To: PHIL TIMMS <Phil@habitiliving.co.uk>

Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>

Thanks Phil.

Regards

Anthony Marley
Ballymore Civils Ltd

> On 8 Mar 2021, at 11:23, PHIL TIMMS <Phil@habitoliving.co.uk> wrote:

>

> OK

[Quoted text hidden]

phil@habitoliving.co.uk <phil@habitoliving.co.uk>
To: "I.rhodes@cardoemartin.co.uk" <I.rhodes@cardoemartin.co.uk>
Cc: Nick Massingham <nick@2020leeds.co.uk>

13 March 2021 at 11:25

Hi
Good to meet you other day
You were copied into the email last week but here is confirmation of costs

- > Cost to moving furniture out and then back in is £200 inc vat
- > Cost for storage of furniture in 1 bed flat is £174.94 for the week (7 days)
- > Cleaning - assess after each one, £15 per hour
- > Electrician - to carry out test after work to comply with regs £60.00

My management fee is £200.00 for each flat. This will be dealing with all the above, plus filming flats before and after works and dealing with tenants

Who is looking for serviced apartments - booking etc?

[Quoted text hidden]

Lee Rhodes <I.rhodes@cardoemartin.co.uk>
To: "phil@habitoliving.co.uk" <phil@habitoliving.co.uk>
Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>

15 March 2021 at 14:10

Hi Phil,

Good to meet you too.

Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.

In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?

Kind regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	I.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMARTIN.CO.UK



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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

15 March 2021 at 14:52

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Nick

Do you fancy doing the serviced apartments bit? and of course charge for your time
 think it will look better being organised by 2020 MGt than me

> On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
 >
 >
 > Hi Phil,

>
> Good to meet you too.
>
> Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
>
> In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?
>
> Kind regards, Lee
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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

15 March 2021 at 14:57

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Hi Lee

As we are supposed to starting flat 239 on Thursday can you confirm the cost for removing furniture etc is covered by someone?
Phil

> On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
>
> Hi Phil,
>
> Good to meet you too.
>
> Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
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Nick Massingham <nick@2020leeds.co.uk>

15 March 2021 at 15:06

To: "phil@habitoliving.co.uk" <phil@habitoliving.co.uk>

Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>

I think the best approach would be using an agent like this who specialise in serviced apartments:
<https://leedsurbansquare.co.uk/>

Nick Massingham BSc (Hons) MIRPM
Development Manager

20:20 House (Residential Management) Limited
Appointed Agent - Estate Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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Lee Rhodes <l.rhodes@cardoemartin.co.uk>
To: "phil@habitooliving.co.uk" <phil@habitooliving.co.uk>
Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

17 March 2021 at 10:27

Hi Phil,

To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address above) and me to verify and for forward transmission to Nick.

20:20 House (Residential Management) Ltd
2020 Building
Skinner Lane
LeedsLS7 1BB

Kind regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

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 Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>

Hi,

I've had a chat with Sally Daly at Leeds Urban Square, she is keen to help out and has a few flats in Victoria House at the other end of Skinner Lane available for short terms lets.
 Sounds like she is open to offers.

Could I have a schedule of dates needed, duration and how many beds needed?

Nick Massingham BSc (Hons) MIRPM
 Development Manager

20:20 House (Residential Management) Limited
 Appointed Agent - Estata Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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Correspondence Address: Management Office, 20:20 House, Skinner Lane,
 Leeds LS7 1BB

[Quoted text hidden]

phil@habitooliving.co.uk <phil@habitooliving.co.uk>
 To: Nick Massingham <nick@2020leeds.co.uk>
 Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>

17 March 2021 at 16:11

Thats great news.

[Quoted text hidden]

Lee Rhodes <l.rhodes@cardoemartin.co.uk>
 To: Nick Massingham <nick@2020leeds.co.uk>
 Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>, James McCallan <James@ballymorecivils.com>, Anthony Marley <Anthony@ballymorecivils.com>

17 March 2021 at 16:20

Hi Nick,

All sounds good, maybe we can discuss tomorrow.

Ballymore have provided a programme (attached) showing required dates etc, although I know Phil didn't want the internal works to start until June / July, again we can discuss tomorrow. From HE perspective they want all these works completed ASAP. I haven't cc'd Phil and thought we can discuss and agree before informing the wider group and residents etc.

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMARTIN.CO.UK

203K

Nick Massingham <nick@2020leeds.co.uk>
 To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
 Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>, James McCallan <James@ballymorecivils.com>, Anthony Marley <Anthony@ballymorecivils.com>

17 March 2021 at 16:25

That's good thanks.

Nick Massingham BSc (Hons) MIRPM
 Development Manager

20:20 House (Residential Management) Limited
 Appointed Agent - Estata Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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Estate Limited is registered in the UK, Company Registration Number: 06887714.

Correspondence Address: Management Office, 20:20 House, Skinner Lane, Leeds LS7 1BB

On Wed, 17 Mar 2021 at 16:21, Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

Hi Nick,

All sounds good, maybe we can discuss tomorrow.

Ballymore have provided a programme (attached) showing required dates etc, although I know Phil didn't want the internal works to start until June / July, again we can discuss tomorrow. From HE perspective they want all these works completed ASAP. I haven't cc'd Phil and thought we can discuss and agree before informing the wider group and residents etc.

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMLTIN.CO.UK



WE'RE HERE TO HELP!

CARDOE MARTIN

CARDOE MARTIN IS CURRENTLY OPERATING IN LINE WITH GOVERNMENT GUIDELINES AND OUR TEAM IS AVAILABLE TO HELP YOU WITH A FULL RANGE OF COMMERCIAL AND RESIDENTIAL SURVEYING REQUIREMENTS.

CONTACT THE TEAM ON ENQUIRIES@CARDOEMLTIN.CO.UK

-----Original Message-----

From: Nick Massingham <nick@2020leeds.co.uk>
Sent: 17 March 2021 16:02
To: phil@habitliving.co.uk
Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>
Subject: Re: Re: VCL Internal works

Hi,

I've had a chat with Sally Daly at Leeds Urban Square, she is keen to help out and has a few flats in Victoria House at the other end of Skinner Lane available for short terms lets.
Sounds like she is open to offers.

Could I have a schedule of dates needed, duration and how many beds needed?

Nick Massingham BSc (Hons) MIRPM
Development Manager

20:20 House (Residential Management) Limited
Appointed Agent - Estata Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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Correspondence Address: Management Office, 20:20 House, Skinner Lane, Leeds LS7 1BB

On Mon, 15 Mar 2021 at 15:06, Nick Massingham <nick@2020leeds.co.uk> wrote:

>
> I think the best approach would be using an agent like this who specialise in serviced apartments:
> <https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fleedsurbansquare.co.uk%2F&data=04%7C01%7CI.rhodes%40cardoemartin.co.uk%7C919b6b30e3984da782ce08d8e95e17ba%7C263d1345f6f94faaa340f88acf56c077%7C0%7C0%7C637515937618399119%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTi6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=mPsjXYGwHDQtQJT63OVq5%2BPeLX%2F7gyq6eJchx1UpRPI%3D&reserved=0>
>
>
> Nick Massingham BSc (Hons) MIRPM
> Development Manager
>
> 20:20 House (Residential Management) Limited
> Appointed Agent - Estata Limited
>
>
> Tel: 0113 88 002 88
>
> E-mail: info@2020leeds.co.uk
>
> This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Estata Limited or any management company indicated.
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> If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone.
>
> Please contact the sender if you believe you have received this email in error.
>
> Estata Limited is registered in the UK, Company Registration Number: 06887714.
>
> Correspondence Address: Management Office, 20:20 House, Skinner Lane, Leeds LS7 1BB
>
>
> On Mon, 15 Mar 2021 at 14:57, phil@habitliving.co.uk <phil@habitliving.co.uk> wrote:
>>
>> Hi Lee
>> As we are supposed to starting flat 239 on Thursday can you confirm the cost for removing furniture etc is covered by someone?

>> Phil
>>
>> On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>> >
>> >
>> > Hi Phil,
>> >
>> > Good to meet you too.
>> >
>> > Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
>> >
>> > In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?
>> >
>> > Kind regards, Lee
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>> > -----Original Message-----
>> > From: phil@habitoliving.co.uk <phil@habitoliving.co.uk>
>> > Sent: 13 March 2021 11:26
>> > To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
>> > Cc: Nick Massingham <nick@2020leeds.co.uk>
>> > Subject: Fwd: Re: VCL Internal works
>> >
>> > Hi
>> > Good to meet you other day
>> > You were copied into the email last week but here is confirmation of costs
>> >
>> > Cost to moving furniture out and then back in is £200 inc vat Cost for
>> > storage of furniture in 1 bed flat is £174.94 for the week (7 days)
>> > Cleaning - assess after each one, £15 per hour Electrician - to carry
>> > out test after work to comply with regs £60.00
>> >
>> > My management fee is £200.00 for each flat. This will be dealing with all the above, plus filming flats before and after works and
dealing with tenants
>> >
>> > Who is looking for serviced apartments - booking etc?
>> >
>> >
>> >
>> > ----- Original Message -----
>> > From: PHIL TIMMS <Phil@habitoliving.co.uk>
>> > To: Anthony Marley <Anthony@ballymorecivils.com>
>> > CC: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham
>> > <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>,
>> > Conor Cusack <conor@ballymoreservices.com>, James McCallan
>> > <James@ballymorecivils.com>, "Burke, Martin"
>> > <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>
>> > Date: 08/03/2021 11:08
>> > Subject: Re: VCL Internal works
>> >
>> >
>> > Thanks for the update
>> > Cost to moving furniture out and then back in is £200 inc vat Cost for
>> > storage of furniture in 1 bed flat is £174.94 for the week (7 days)
>> > Cleaning - how much dust is there going to be? I was waiting from Jo
>> > with regards to cutting of plaster boards inside or outside the flat?
>> > Are all white goods going to be sealed so no dust gets in at all
>> > Electrician - to carry out test (I will get a price in next few days)
>> > Phil
>> >
>> > On 08/03/2021 10:19 Anthony Marley <anthony@ballymorecivils.com> wrote:
>> > >
>> > >
>> > > Phil
>> > >
>> > > We would want to start works on flat 239 on the 18th March. If you could arrange for the furniture to be moved out of the flat that
would be much appreciated.
>> > >
>> > > Regards
>> > >

>>>>>> Correspondence Address: Management Office, 20:20 House, Skinner
>>>>>> Lane, Leeds LS7 1BB
>>>>>>
>>>>>> On Thu, 4 Mar 2021 at 08:56, PHIL TIMMS <Phil@habitooliving.co.uk> wrote:
>>>>>>
>>>>>> Further to the email yesterday on the internal remedial works
>>>>>> on the top floor of 2020 House I will need to see a EICR
>>>>>> certificate from a qualified electrician (NICIEC registered)
>>>>>> for each property as then protects me and the landlord and is
>>>>>> compliant with current government legislation. I will like each
>>>>>> report emailed to me for my records
>>>>>>
>>>>>>
>>>>>> On 03/03/2021 16:34 PHIL TIMMS <phil@habitooliving.co.uk> wrote:
>>>>>>
>>>>>>
>>>>>> On the 2/3/21 I attended a meeting with Conor, Jo & Anthony with regards to the top floor flats at 2020 House and the
internal remedial works required to stop condensation.
>>>>>> Part of the conversation came around to two x 1 beds becoming
>>>>>> empty in March and I would keep these empty to allow a dry run
>>>>>> of the internal works. The landlord of these losing income I
>>>>>> have been told today by Conor that minutes were taken of the conversation. Strange as I saw no one writing or recording
the conversation. I would like to see these minutes asap I said and I quote "I think flat 239 contract ends on the 15th March but I will
confirm " I was expecting an email from the project manager following the meeting to confirm all the points raised - relocating tenant,
removal of furniture, storage of furniture, compensation etc. I have had nothing since even though I have started to get prices for all of
these I met Conor today to allow him access to flat 240.
>>>>>> I have then been told by Conor that lads are booked in to start work on the flats on the 15th. And that is this doesn't happen
I will have to pay for all the costs incurred. At no time did I say you could have access to flat 239 on the 15th. Someone should have have
had the professionalism to email me to get confirmation of what date they could get into the property. Not threaten me!
>>>>>>
>>>>>> The tenant in flat 239 has the legal right to remain in the
>>>>>> flat until 12 mid day on the 15th March. Then I need to go in and inspect the flat as part of the contract so I can return their
deposit. This is done 3 days later due to Covid and my own health and safety and is booked in my diary. I manage over 250 flats and have
a packed diary The date you can have access to the flat is the 18th March.
>>>>>> Flat 240 contract ends 24/3/21 and inspection booked in 27/03/21.
>>>>>> If they hand keys back earlier I can bring this forward
>>>>>>
>>>>>> The so called minutes of the meeting also said all furniture
>>>>>> needed to be taken out of the flat for safety. today this has
>>>>>> changed and Conor says this doesn't need to happen and it can
>>>>>> stay in the flat even though you all raised concerns over
>>>>>> damages. Can someone please email me what is actually going on
>>>>>> as I need to keep a flat empty for storage I also need someone
>>>>>> to confirm who will be paying the rent for the empty flat that
>>>>>> is being used for storage. I am here to help and have been
>>>>>> asked to do a lot to facilitate the moving in and out of
>>>>>> tenants. I will however not be threatened Phil
>>>>>>
>>>>>> On 27/02/2021 08:56 PHIL TIMMS <phil@habitooliving.co.uk> wrote:
>>>>>>
>>>>>> Hi
>>>>>> sorry to be a pain. Can we 9.30 as I need an hour to go
>>>>>> through all the issues of the morning from tenants
>>>>>>
>>>>>> On 26/02/2021 16:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
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>>>>>>
>>>>>> Okay, lets go with Tuesday at 9.00am. Phil and Nick, does this work for you?
>>>>>>
>>>>>> Regards, Lee
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>>>>>>>>> Lee
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>>>>>>>>> Tuesday 2nd March works for me.
>>>>>>>>> Regards
>>>>>>>>
>>>>>>>>> Anthony Marley
>>>>>>>>> Ballymore Civils Ltd
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>>>>>>>>
>>>>>>>>> On 26 Feb 2021, at 14:26, Lee Rhodes <L.Rhodes@cardoemartin.co.uk> wrote:
>>>>>>>>> Anthony, What day is good for you?
>>>>>>>>
>>>>>>>>> Regards, Lee
>>>>>>>>><image074072.png>
>>>>>>>>><image699356.png>
>>>>>>>>><image986651.png> <image739422.png> <image350945.png>
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>>>>>>>>><image327969.png> <image362175.png> <image357393.png>
>>>>>>>>><image437569.png> <image922009.png> <image737368.png>
>>>>>>>>> -----Original Message-----
>>>>>>>>> From: PHIL TIMMS <Phil@habitiliving.co.uk>
>>>>>>>>> Sent: 26 February 2021 14:25
>>>>>>>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick
>>>>>>>>> Massingham <nick@2020leeds.co.uk>
>>>>>>>>> Cc: Conor Cusack <conor@ballymoreservices.com>; Anthony
>>>>>>>>> Marley <Anthony@ballymorecivils.com>; James McCallan
>>>>>>>>><James@ballymorecivils.com>; Burke, Martin
>>>>>>>>><Martin.Burke@fgould.com>; Jo Pearson
>>>>>>>>><j.pearson@cardoemartin.co.uk>
>>>>>>>>> Subject: RE: VCL Internal works
>>>>>>>>
>>>>>>>>> Monday onwards
>>>>>>>>
>>>>>>>>> On 26/02/2021 13:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>>>>>>>
>>>>>>>>
>>>>>>>>> Hi Phil,
>>>>>>>>
>>>>>>>>> That's great. What day next week would be best for you?
>>>>>>>>
>>>>>>>>> Kind regards, Lee
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>>>>>>>>> -----Original Message----- > From: PHIL TIMMS
>>>>>>>>> <Phil@habitiliving.co.uk> > Sent: 26 February 2021 13:45 >
>>>>>>>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick
>>>>>>>>> Massingham > <nick@2020leeds.co.uk> > Cc: Conor Cusack
>>>>>>>>> <conor@ballymoreservices.com>; Anthony Marley >
>>>>>>>>> <Anthony@ballymorecivils.com>; James McCallan >
>>>>>>>>> <James@ballymorecivils.com>; Burke, Martin
>>>>>>>>><Martin.Burke@fgould.com>; > Jo Pearson
>>>>>>>>><j.pearson@cardoemartin.co.uk> > Subject: RE: VCL Internal
>>>>>>>>> works > > Hi > I am here to help and assist. If a tenant
>>>>>>>>> says no access I will need to seek legal advice. Its covid and most tenants are at home working and paying high rents.
>>>>>>>>
>>>>>>>>> On 26/02/2021 13:37 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>>>>>>>
>>>>>>>>
>>>>>>>>> Hi Tim,
>>>>>>>>
>>>>>>>>> We understand it's a difficult situation, but we need to discuss and agree some workable solution for all. What day is
good for you?
>>>>>>>>
>>>>>>>>> Kind regards, Lee
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>>>>>>>>)
>>>>>>>> ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.
>>>>>>>> Have a look at one of the specialists in tenant and landlord insurance by visiting HomeLet's website.
>>>>>>>> You can also call them on 01522 838814 by quoting 1505649.
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>>>>>>>> phil timms - director.
>>>>>>>> 0113 8805645
>>>>>>>> habitoliving trading as habitoliving limited. company number
>>>>>>>> 06646786 >
>>>>>>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoemartin.co.uk>)
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>>> DAiLCJQljoV2luMzliLCJBtil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=Hkd
>>> MhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg%3D&reserved=0
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>>> MDAiLCJQljoV2luMzliLCJBtil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=Hk
>>> dMhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg%3D&reserved=0)
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>>

>>

>> phil timms - director.

>> 0113 8805645

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James McCallan <James@ballymorecivils.com>

18 March 2021 at 13:13

To: Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>

Nick, Lee

Please let me know the outcome of your discussions today with respect to the VCL works programme.

Thanks.

Best Regards

James Mc Callan

Manager

Ballymore Services

Construction | Fit Out | Insurance Remediation | Roofing & Cladding | Civils

From: Nick Massingham <nick@2020leeds.co.uk>
Sent: 17 March 2021 16:25

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
Cc: Jo Pearson <j.pearson@cardoemartin.co.uk>; James McCallan <James@ballymorecivils.com>; Anthony Marley <Anthony@ballymorecivils.com>
Subject: Re: FW: Re: VCL Internal works

That's good thanks.

Nick Massingham BSc (Hons) MIRPM
 Development Manager

20:20 House (Residential Management) Limited
 Appointed Agent - Estata Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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On Wed, 17 Mar 2021 at 16:21, Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

Hi Nick,

All sounds good, maybe we can discuss tomorrow.

Ballymore have provided a programme (attached) showing required dates etc, although I know Phil didn't want the internal works to start until June / July, again we can discuss tomorrow. From HE perspective they want all these works completed ASAP. I haven't cc'd Phil and thought we can discuss and agree before informing the wider group and residents etc.

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL 01145 537 800 **FAX** 020 7563 8901

DIRECT 01145 537 802 **MOBILE** 075 5128 6996

EMAIL l.rhodes@cardoemartin.co.uk

ADDRESS Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG

CARDOEMARTIN.CO.UK



WE'RE HERE TO HELP!

CARDOE MARTIN

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CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

-----Original Message-----

From: Nick Massingham <nick@2020leeds.co.uk>
 Sent: 17 March 2021 16:02
 To: phil@habitalliving.co.uk
 Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>
 Subject: Re: Re: VCL Internal works

Hi,

I've had a chat with Sally Daly at Leeds Urban Square, she is keen to help out and has a few flats in Victoria House at the other end of Skinner Lane available for short terms lets.
 Sounds like she is open to offers.

Could I have a schedule of dates needed, duration and how many beds needed?

Nick Massingham BSc (Hons) MIRPM
 Development Manager

20:20 House (Residential Management) Limited
 Appointed Agent - Estata Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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On Mon, 15 Mar 2021 at 15:06, Nick Massingham <nick@2020leeds.co.uk> wrote:

>
 > I think the best approach would be using an agent like this who specialise in serviced apartments:
 > <https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fleedsurbansquare.co.uk%2F&data=04%7C01%7CI.rhodes%40cardoemartin.co.uk%7C919b6b30e3984da782ce08d8e95e17ba%7C263d1345f6f94faaa340f88acf56c077%7C0%7C0%7C637515937618399119%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQijojV2luMzliLCJBTiI6Ik1haWwiLCJVCI6Mn0%3D%7C1000&adata=mPsjXYGwHDQtQJT63OVq5%2BPeLX%2F7gyq6eJchx1UpRPI%3D&reserved=0>
 >
 >
 > Nick Massingham BSc (Hons) MIRPM
 > Development Manager
 >
 > 20:20 House (Residential Management) Limited
 > Appointed Agent - Estata Limited
 >

>
> Tel: 0113 88 002 88
>
> E-mail: info@2020leeds.co.uk
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>
>
> On Mon, 15 Mar 2021 at 14:57, phil@habitiliving.co.uk <phil@habitiliving.co.uk> wrote:
>>
>> Hi Lee
>> As we are supposed to starting flat 239 on Thursday can you confirm the cost for removing furniture etc is covered by someone?
>> Phil
>>
>> On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>
>>
>> Hi Phil,
>>
>> Good to meet you too.
>>
>> Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
>>
>> In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?
>>
>> Kind regards, Lee
>>
>>
>>
>>
>>
>>
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>>
>>
>>
>>
>> -----Original Message-----
>> From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
>> Sent: 13 March 2021 11:26
>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
>> Cc: Nick Massingham <nick@2020leeds.co.uk>
>> Subject: Fwd: Re: VCL Internal works
>>
>> Hi
>> Good to meet you other day
>> You were copied into the email last week but here is confirmation of costs
>>
>> Cost to moving furniture out and then back in is £200 inc vat Cost for
>> storage of furniture in 1 bed flat is £174.94 for the week (7 days)
>> Cleaning - assess after each one, £15 per hour Electrician - to carry
>> out test after work to comply with regs £60.00
>>
>> My management fee is £200.00 for each flat. This will be dealing with all the above, plus filming flats before and after works and dealing with tenants
>>
>> Who is looking for serviced apartments - booking etc?
>>
>>
>>
>> ----- Original Message -----
>> From: PHIL TIMMS <Phil@habitiliving.co.uk>
>> To: Anthony Marley <Anthony@ballymorecivils.com>
>> CC: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham
>> <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>,
>> Conor Cusack <conor@ballymoreservices.com>, James McCallan
>> <James@ballymorecivils.com>, "Burke, Martin"
>> <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>

>> > Date: 08/03/2021 11:08
>> > Subject: Re: VCL Internal works
>> >
>> >
>> > Thanks for the update
>> > Cost to moving furniture out and then back in is £200 inc vat Cost for
>> > storage of furniture in 1 bed flat is £174.94 for the week (7 days)
>> > Cleaning - how much dust is there going to be? I was waiting from Jo
>> > with regards to cutting of plaster boards inside or outside the flat?
>> > Are all white goods going to be sealed so no dust gets in at all
>> > Electrician - to carry out test (I will get a price in next few days)
>> > Phil
>> >
>> > On 08/03/2021 10:19 Anthony Marley <anthony@ballymorecivils.com> wrote:
>> >
>> >
>> > Phil
>> >
>> > We would want to start works on flat 239 on the 18th March. If you could arrange for the furniture to be moved out of the flat that
would be much appreciated.
>> >
>> > Regards
>> >
>> > Anthony Marley
>> > Ballymore Civils Ltd
>> >
>> > On 5 Mar 2021, at 15:04, PHIL TIMMS <Phil@habitooliving.co.uk> wrote:
>> >
>> > Hi
>> > I am out of office on limited emails from 7pm tonight to 8.30am
>> > Monday 8th March When possible can you please confirm whether you
>> > want to start work on flat 239 on the 18th? I need to know this as
>> > someone may want to move in on the 31st March If yes, is furniture
>> > being taken out and stored (I think this best) Please let me know
>> > by Monday so I can plan Phil
>> >
>> > On 05/03/2021 14:41 Jo Pearson <j.pearson@cardoemartin.co.uk> wrote:
>> >
>> >
>> > All,
>> >
>> > Further to the site meeting on Tuesday and our conversations this morning, I attach a set of meeting minutes as discussed
summarising all items discussed and actions arising.
>> >
>> > Kind regards
>> >
>> > Jo
>> >
>> >
>> >
>> >
>> >
>> >
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>> >
>> >
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>> >
>> >
>> >
>> >
>> > -----Original Message-----
>> > From: PHIL TIMMS <Phil@habitooliving.co.uk>
>> > Sent: 04 March 2021 10:24
>> > To: Nick Massingham <nick@2020leeds.co.uk>
>> > Cc: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Anthony Marley
>> > <Anthony@ballymorecivils.com>; Conor Cusack
>> > <conor@ballymoreservices.com>; James McCallan
>> > <James@ballymorecivils.com>; Burke, Martin
>> > <Martin.Burke@fgould.com>; Jo Pearson
>> > <j.pearson@cardoemartin.co.uk>
>> > Subject: Re: VCL Internal works
>> >
>> > Dan - 07748 700 248
>> >
>> > On 04/03/2021 10:20 Nick Massingham <nick@2020leeds.co.uk> wrote:
>> >
>> >
>> > Hi Phil,
>> >
>> > Are you happy for me to share Dan's details as a recommended electrician?
>> >
>> >

>> > > >>> Nick Massingham BSc (Hons) MIRPM Development Manager
>> > > >>>
>> > > >>> 20:20 House (Residential Management) Limited Appointed Agent -
>> > > >>> Estata Limited
>> > > >>>
>> > > >>>
>> > > >>> Tel: 0113 88 002 88
>> > > >>>
>> > > >>> E-mail: info@2020leeds.co.uk
>> > > >>>
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>> > > >>> Lane, Leeds LS7 1BB
>> > > >>>
>> > > >>> On Thu, 4 Mar 2021 at 08:56, PHIL TIMMS <Phil@habitoliving.co.uk> wrote:
>> > > >>>
>> > > >>> Further to the email yesterday on the internal remedial works
>> > > >>> on the top floor of 2020 House I will need to see a EICR
>> > > >>> certificate from a qualified electrician (NICIEC registered)
>> > > >>> for each property as then protects me and the landlord and is
>> > > >>> compliant with current government legislation. I will like each
>> > > >>> report emailed to me for my records
>> > > >>>
>> > > >>>
>> > > >>> On 03/03/2021 16:34 PHIL TIMMS <phil@habitoliving.co.uk> wrote:
>> > > >>>
>> > > >>>
>> > > >>> On the 2/3/21 I attended a meeting with Conor, Jo & Anthony with regards to the top floor flats at 2020 House and the
internal remedial works required to stop condensation.
>> > > >>> Part of the conversation came around to two x 1 beds becoming
>> > > >>> empty in March and I would keep these empty to allow a dry run
>> > > >>> of the internal works. The landlord of these losing income I
>> > > >>> have been told today by Conor that minutes were taken of the conversation. Strange as I saw no one writing or recording
the conversation. I would like to see these minutes asap I said and I quote "I think flat 239 contract ends on the 15th March but I will
confirm " I was expecting an email from the project manager following the meeting to confirm all the points raised - relocating tenant,
removal of furniture, storage of furniture, compensation etc. I have had nothing since even though I have started to get prices for all of
these I met Conor today to allow him access to flat 240.
>> > > >>> I have then been told by Conor that lads are booked in to start work on the flats on the 15th. And that is this doesn't happen
I will have to pay for all the costs incurred. At no time did I say you could have access to flat 239 on the 15th. Someone should have have
had the professionalism to email me to get confirmation of what date they could get into the property. Not threaten me!
>> > > >>>
>> > > >>> The tenant in flat 239 has the legal right to remain in the
>> > > >>> flat until 12 mid day on the 15th March. Then I need to go in and inspect the flat as part of the contract so I can return their
deposit. This is done 3 days later due to Covid and my own health and safety and is booked in my diary. I manage over 250 flats and have
a packed diary The date you can have access to the flat is the 18th March.
>> > > >>> Flat 240 contract ends 24/3/21 and inspection booked in 27/03/21.
>> > > >>> If they hand keys back earlier I can bring this forward
>> > > >>>
>> > > >>> The so called minutes of the meeting also said all furniture
>> > > >>> needed to be taken out of the flat for safety. today this has
>> > > >>> changed and Conor says this doesn't need to happen and it can
>> > > >>> stay in the flat even though you all raised concerns over
>> > > >>> damages. Can someone please email me what is actually going on
>> > > >>> as I need to keep a flat empty for storage I also need someone
>> > > >>> to confirm who will be paying the rent for the empty flat that
>> > > >>> is being used for storage. I am here to help and have been
>> > > >>> asked to do a lot to facilitate the moving in and out of
>> > > >>> tenants. I will however not be threatened Phil
>> > > >>>
>> > > >>> On 27/02/2021 08:56 PHIL TIMMS <phil@habitoliving.co.uk> wrote:
>> > > >>>
>> > > >>>
>> > > >>> Hi
>> > > >>> sorry to be a pain. Can we 9.30 as I need an hour to go
>> > > >>> through all the issues of the morning from tenants
>> > > >>>
>> > > >>> On 26/02/2021 16:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>> > > >>>
>> > > >>>
>> > > >>> Okay, lets go with Tuesday at 9.00am. Phil and Nick, does this work for you?

>> > > >>>>>>> habito living trading as habito limited. company number
>> > > >>>>> 06646786 >
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>> > > >>>>> %25
>> > > >>>>> 2F%2Fwww
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>> > > >>>>> abitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoema
>> > > >>>>> r
>> > > >>>>> tin.co.u
>> > > >>>>>> k%
>> > > >>>>>>
>> > > >>>>>> 7C6797600218174ccc5b6f08d8da5cade6%7C263d1345f6f94faaa340f8
>> > > >>>>> 8
>> > > >>>>> acf56c07
>> > > >>>>>> 7%
>> > > >>>>>>
>> > > >>>>>> 7C0%7C0%7C637499438873422331%7CUknown%7CTWFpbGZsb3d8eyJWI
>> > > >>>>> o
>> > > >>>>> iMC4wLjA
>> > > >>>>> wM
>> > > >>>>>>
>> > > >>>>> DAiLCJQljoV2luMzliLCJBtil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&am
>> > > >>>>> p
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>> > > >>>>> dO
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>> > > >>>>> gXLIQ7RXLRwUby4KQxx2pUQPojmiDgmB1iiLFOns%3D&reserved=0
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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

23 March 2021 at 08:39

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Morning lee

Can you give me the best time scale on when the scaffolding will be down on the right hand side of the building please?

I understand the works are essential but as I have to try and let the flats in this part of the building a time scale would be helpful to give to prospective tenants. I also understand no works are happening during the Easter holidays - is this correct?

> On 17/03/2021 10:27 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>

>

> Hi Phil,

>

> To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address above) and me to verify and for forward transmission to Nick.

>

> 20:20 House (Residential Management) Ltd

> 2020 Building

[Quoted text hidden]
<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)
[Quoted text hidden]

Lee Rhodes <l.rhodes@cardoemartin.co.uk>

23 March 2021 at 10:29

To: "phil@habitoliving.co.uk" <phil@habitoliving.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Hi Phil,

The scaffold to the righthand side (phase 2) is due to be removed 29th April. However this date may get pushed out depending on the following:

*Material manufacturing and deliveries
*Commencement of non ACM works (replacement of timber panelling)

We'll keep you updated should dates change.

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL 01145 537 800 **FAX** 020 7563 8901
DIRECT 01145 537 802 **MOBILE** 075 5128 6996
EMAIL l.rhodes@cardoemartin.co.uk
ADDRESS Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG

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 1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=oVXKwg%2FgEO8UcUejlgnOmHUo18amDI12tlVqBKr%2BvTQ%3D&reserved=0)

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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

23 March 2021 at 11:58

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Thanks for this Lee

I have just been informed that you no longer want to go into 240 when its empty on Monday as someone has only realised its Easter next week and therefore the works could not get done in a week. I am very annoyed that I have kept the flat empty and not tried to put a tenant in until early April as requested by you guys. The landlord will also not be best pleased who I am under massive pressure from

I would appreciate a bit more forwarding planning on this going forward as we will all need to be on the same page when we ask tenants to pack up all their belongings and go and live elsewhere for at least a week. This also means we now have to deal with a tenant having to pack up and go and live in a hotel for a week.

It would make far more sense to me to get 240 done next week as originally planned

> On 23/03/2021 10:29 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>

> Hi Phil,

>

> The scaffold to the righthand side (phase 2) is due to be removed 29th April. However this date may get pushed out depending on the following:

>

> *Material manufacturing and deliveries

> *Commencement of non ACM works (replacement of timber panelling)

>

> We'll keep you updated should dates change.

>

> Regards, Lee

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>

>

> > phil timms - director.

> > 0113 8805645

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phil timms - director.

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<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Clrhodes%40cardoemartin.co.uk%7C35e64050b78749fa510708d8edf2ebf2%7C263d1345f6f94faaa340f88acf56c077%7C0%7C0%7C637520974880083304%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljojV2luMzliLCJBtI6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=WOxng433dxyQcCSNgwKd7zlfsJLpqBA6BmUbbqS%2FB8%3D&reserved=0>

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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

23 March 2021 at 12:31

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Hi Lee,

Originally this flat was marketed for someone to move in 31st March. As you asked us to keep it empty for an extra week we are now marketing it for 7th April. We can push this to 10th at the latest. Does this work?

Thanks

> On 23/03/2021 12:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
 >
 >
 > Hi Phil,
 >
 > I wasn't aware of this and I've got a call out to Ballymore to discuss.
 >
 > I agree it's better to get the works completed in 240 from the 29th rather than getting a tenant in who would then have to move out at a later date.
 >
 > I do know that now Ballymore have / are completing the works on 239 that the works are taking longer to complete than was first anticipated.
 >
 > Have you got a tenant ready to move in to 240 and if so what is the date? If you haven't got a tenant lined up for 240 what would the long stop date be to complete the works.
 >
 > Regards, Lee
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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)

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Lee Rhodes <l.rhodes@cardoemartin.co.uk>

To: "phil@habitoliving.co.uk" <phil@habitoliving.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

23 March 2021 at 12:39

Hi Phil,

That would be perfect and as you have said it totally makes sense to complete the works whilst the apartment is empty to limit disruption to any new tenant.

I'll relay this on to Ballymore and keep you informed.

Kind regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMARTIN.CO.UK



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CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

-----Original Message-----

From: phil@habitoliving.co.uk <phil@habitoliving.co.uk>

Sent: 23 March 2021 12:31

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; Alex Blenard <a.blenard@rpp.co.uk>

Subject: RE: VCL Internal works

Hi Lee,

Originally this flat was marketed for someone to move in 31st March. As you asked us to keep it empty for an extra week we are now marketing it for 7th April. We can push this to 10th at the latest. Does this work?

Thanks

> On 23/03/2021 12:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
>
> Hi Phil,
>
> I wasn't aware of this and I've got a call out to Ballymore to discuss.
>
> I agree it's better to get the works completed in 240 from the 29th rather than getting a tenant in who would then have to move out at a later date.

>
> I do know that now Ballymore have / are completing the works on 239 that the works are taking longer to complete than was first anticipated.
>
> Have you got a tenant ready to move in to 240 and if so what is the date? If you haven't got a tenant lined up for 240 what would the long stop date be to complete the works.
>
> Regards, Lee

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> -----Original Message-----
> From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
> Sent: 23 March 2021 11:58
> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; Alex Blenard <a.blenard@rpp.co.uk>
> Subject: RE: Re: VCL Internal works
>
> Thanks for this Lee
> I have just been informed that you no longer want to go into 240 when its empty on Monday as someone has only realised its Easter next week and therefore the works could not get done in a week. I am very annoyed that I have kept the flat empty and not tried to put a tenant in until early April as requested by you guys. The landlord will also not be best pleased who I am under massive pressure from
> I would appreciate a bit more forwarding planning on this going forward as we will all need to be on the same page when we ask tenants to pack up all their belongings and go and live elsewhere for at least a week. This also means we now have to deal with a tenant having to pack up and go and live in a hotel for a week.
> It would make far more sense to me to get 240 done next week as originally planned
>
> On 23/03/2021 10:29 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>
>
>> Hi Phil,
>
>> The scaffold to the righthand side (phase 2) is due to be removed 29th April. However this date may get pushed out depending on the following:
>
>> *Material manufacturing and deliveries
>> *Commencement of non ACM works (replacement of timber panelling)
>
>> We'll keep you updated should dates change.
>
>> Regards, Lee
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>> -----Original Message-----
>> From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
>> Sent: 23 March 2021 08:39
>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
>> Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; Alex Blenard <a.blenard@rpp.co.uk>
>> Subject: RE: Re: VCL Internal works
>
>> Morning lee
>> Can you give me the best time scale on when the scaffolding will be down on the right hand side of the building please?
>> I understand the works are essential but as I have to try and let the flats in this part of the building a time scale would be helpful to give to prospective tenants. I also understand no works are happening during the Easter holidays - is this correct?
>
>> On 17/03/2021 10:27 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>
>>>
>>> Hi Phil,
>>
>>> To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address above) and me to verify and for forward transmission to Nick.
>>>
>>> 20:20 House (Residential Management) Ltd
>>> 2020 Building
>>> Skinner Lane
>>> LeedsLS7 1BB
>>>
>>> Kind regards, Lee
>>
>>>

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> > > -----Original Message-----
> > > From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
> > > Sent: 15 March 2021 14:57
> > > To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> > > Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>
> > > Subject: RE: Re: VCL Internal works
> > >
> > > Hi Lee
> > > As we are supposed to starting flat 239 on Thursday can you confirm the cost for removing furniture etc is covered by someone?
> > > Phil
> > >
> > > On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> > >
> > >
> > > Hi Phil,
> > >
> > > Good to meet you too.
> > >
> > > Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
> > >
> > > In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?
> > >
> > > Kind regards, Lee
> > >
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> > > -----Original Message-----
> > > From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
> > > Sent: 13 March 2021 11:26
> > > To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> > > Cc: Nick Massingham <nick@2020leeds.co.uk>
> > > Subject: Fwd: Re: VCL Internal works
> > >
> > > Hi
> > > Good to meet you other day
> > > You were copied into the email last week but here is confirmation of costs
> > >
> > > Cost to moving furniture out and then back in is £200 inc vat Cost for
> > > storage of furniture in 1 bed flat is £174.94 for the week (7 days)
> > > Cleaning - assess after each one, £15 per hour Electrician - to carry
> > > out test after work to comply with regs £60.00
> > >
> > > My management fee is £200.00 for each flat. This will be dealing with all the above, plus filming flats before and after works and dealing with tenants
> > >
> > > Who is looking for serviced apartments - booking etc?
> > >
> > >
> > >
> > > ----- Original Message -----
> > > > From: PHIL TIMMS <Phil@habitiliving.co.uk>
> > > > To: Anthony Marley <Anthony@ballymorecivils.com>
> > > > CC: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>, Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>
> > > > Date: 08/03/2021 11:08
> > > > Subject: Re: VCL Internal works
> > > >
> > > >

> > > > > >>>
> > > > > >>>
> > > > > >>> Tel: 0113 88 002 88
> > > > > >>>
> > > > > >>> E-mail: info@2020leeds.co.uk
> > > > > >>>
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> > > > > >>>
> > > > > >>> Estata Limited is registered in the UK, Company Registration Number: 06887714.
> > > > > >>>
> > > > > >>> Correspondence Address: Management Office, 20:20 House, Skinner
> > > > > >>> Lane, Leeds LS7 1BB
> > > > > >>>
> > > > > >>> On Thu, 4 Mar 2021 at 08:56, PHIL TIMMS <Phil@habitooliving.co.uk> wrote:
> > > > > >>>
> > > > > >>> Further to the email yesterday on the internal remedial works
> > > > > >>> on the top floor of 2020 House I will need to see a EICR
> > > > > >>> certificate from a qualified electrician (NICIEC registered)
> > > > > >>> for each property as then protects me and the landlord and is
> > > > > >>> compliant with current government legislation. I will like each
> > > > > >>> report emailed to me for my records
> > > > > >>>
> > > > > >>>
> > > > > >>> On 03/03/2021 16:34 PHIL TIMMS <phil@habitooliving.co.uk> wrote:
> > > > > >>>
> > > > > >>>
> > > > > >>>>>> On the 2/3/21 I attended a meeting with Conor, Jo & Anthony with regards to the top floor flats at 2020 House and the
internal remedial works required to stop condensation.
> > > > > >>>>>> Part of the conversation came around to two x 1 beds becoming
> > > > > >>>> empty in March and I would keep these empty to allow a dry run
> > > > > >>>> of the internal works. The landlord of these losing income I
> > > > > >>>> have been told today by Conor that minutes were taken of the conversation. Strange as I saw no one writing or recording
the conversation. I would like to see these minutes asap I said and I quote "I think flat 239 contract ends on the 15th March but I will confirm
" I was expecting an email from the project manager following the meeting to confirm all the points raised - relocating tenant, removal of
furniture, storage of furniture, compensation etc. I have had nothing since even though I have started to get prices for all of these I met
Conor today to allow him access to flat 240.
> > > > > >>>>>> I have then been told by Conor that lads are booked in to start work on the flats on the 15th. And that is this doesn't
happen I will have to pay for all the costs incurred. At no time did I say you could have access to flat 239 on the 15th. Someone should have
have had the professionalism to email me to get confirmation of what date they could get into the property. Not threaten me!
> > > > > >>>
> > > > > >>>> The tenant in flat 239 has the legal right to remain in the
> > > > > >>>> flat until 12 mid day on the 15th March. Then I need to go in and inspect the flat as part of the contract so I can return
their deposit. This is done 3 days later due to Covid and my own health and safety and is booked in my diary. I manage over 250 flats and
have a packed diary The date you can have access to the flat is the 18th March.
> > > > > >>>> Flat 240 contract ends 24/3/21 and inspection booked in 27/03/21.
> > > > > >>>> If they hand keys back earlier I can bring this forward
> > > > > >>>
> > > > > >>>> The so called minutes of the meeting also said all furniture
> > > > > >>>> needed to be taken out of the flat for safety. today this has
> > > > > >>>> changed and Conor says this doesn't need to happen and it can
> > > > > >>>> stay in the flat even though you all raised concerns over
> > > > > >>>> damages. Can someone please email me what is actually going on
> > > > > >>>> as I need to keep a flat empty for storage I also need someone
> > > > > >>>> to confirm who will be paying the rent for the empty flat that
> > > > > >>>> is being used for storage. I am here to help and have been
> > > > > >>>> asked to do a lot to facilitate the moving in and out of
> > > > > >>>> tenants. I will however not be threatened Phil
> > > > > >>>
> > > > > >>>> On 27/02/2021 08:56 PHIL TIMMS <phil@habitooliving.co.uk> wrote:
> > > > > >>>
> > > > > >>>
> > > > > >>> Hi
> > > > > >>>> sorry to be a pain. Can we 9.30 as I need an hour to go
> > > > > >>>> through all the issues of the morning from tenants
> > > > > >>>
> > > > > >>>> On 26/02/2021 16:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> > > > > >>>
> > > > > >>>
> > > > > >>>>> Okay, lets go with Tuesday at 9.00am. Phil and Nick, does this work for you?
> > > > > >>>
> > > > > >>>> Regards, Lee
> > > > > >>>
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> > > > > >>>>>)
> > > > > >>>>> ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.
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> > > > > >>>>>
> > > > > >>>>>
> > > > > >>>>> phil timms - director.
> > > > > >>>>> 0113 8805645
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> > > > > >>>>> DAiLCJQljoV2luMzliLCJBtil6lk1haWwiLCJXCI6Mn0%3D%7C1000&am
> > > > > >>>>> p
> > > > > >>>>> ;sdata=KJc>
> > > > > >>>>> N4PS3GFHCn4N3j3vykX2Bb7qyb%2F3vQzkO5x8tbJk%3D&reserved=>
> > > > > >>>>> 0
> > > > > >>>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoemartin.co.uk>)
> > > > > >>>>>

> > > > > >>>>> habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem
> > > > > >>>>> a
> > > > > >>>>> rtin.co.uk >
> > > > > >>>>> %7C02170a865b444869568808d8da6246b8%7C263d1345f6f94faaa340f
> > > > > >>>> 8
> > > > >>>>> 8acf56c077 >
> > > > > >>>>> %7C0%7C0%7C637499462934276295%7CUknown%7CTWFpbGZsb3d8eyJWI
> > > > > >>>> j
> > > > > >>>> oIMC4wLjAw >
> > > > > >>>> MDAiLCJQljoV2luMzliLCJBtil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&a
> > > > > >>>> m
> > > > > >>>> p;sdata=KJ >
> > > > > >>>> cN4PS3GFHCn4N3j3vykX2Bb7qyb%2F3vQzkO5x8tbJk%3D&reserved
> > > > > >>>> =
> > > > > >>>> 0) > ARE YOU INSURED? Tenant or Landlord, it's vitally
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> > > > > >>>> phil timms - director.
> > > > > >>>> 0113 8805645
> > > > > >>>> habitoliving trading as habitolimited. company number
> > > > > >>>> 06646786
> > > > > >>>>
> > > > > >>>> <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cj.pearson>
> > > > > >>>> %25
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> > > > > >>>> 6
> > > > > >>>> 3d1345f6f94faaa340f88acf56c077%7C0%7C0%7C637504502729888015
> > > > > >>>> %
> > > > > >>>> 7CUnknown%7CTWFpbGZsb3d8eyJWIjoIMC4wLjAwMDAiLCJQljoV2luMzI
> > > > > >>>> i
> > > > > >>>> LCJBtil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&reserved=sdata=M7gt6E%2BNj
> > > > > >>>> 4
> > > > > >>>> 7vAAHDnVI65NWM3ZjuQT4v4m0zUIBxZEQ%3D&reserved=0
> > > > > >>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%253A%252Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cj.pearso>)
> > > > > >>>> A
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> > > > > >>>> 2
> > > > > >>>> 63d1345f6f94faaa340f88acf56c077%7C0%7C0%7C63750450272988801
> > > > > >>>> 5
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> > > > > >>>> i
> > > > > >>>> iLCJBtil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&reserved=sdata=M7gt6E%2BN
> > > > > >>>> j
> > > > > >>>> 47vAAHDnVI65NWM3ZjuQT4v4m0zUIBxZEQ%3D&reserved=0
> > > > > >>>> ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.
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> > > > > >>>> aaa340f88acf56c077%7C0%7C0%7C637504502729898009%7CUnknown%7CT

> > > > > >>>> WFp
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> > > > > >>>> 5DE
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> > > > > >>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%25>)
> > > > > >>>> 2F%25
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> > > > > >>>> rdo
> > > > > >>>> emartin.co.uk%7C7771f75cc0c14121dc9208d8def7b35d%7C263d1345f6
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> > > > > >>>> TWF
> > > > > >>>> pbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljojV2luMzliLCJBtil6lk1haWwi
> > > > > >>>> LCJ
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> > > > > >>>> X5D
> > > > > >>>> EmuvrKlyq4%3D&reserved=0) ARE YOU INSURED? Tenant or
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> > > > > >>> f88acf56c077%7C0%7C0%7C637504502729898009%7CUnknown%7CTWFpbGZs
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> > > > > >>> 6f94faaa340f88acf56c077%7C0%7C0%7C637512315419846580%7CUnknown
> > > > > >>> %7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljojV2luMzliLCJBtil6lk1
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> > > > > >>> tPM4YFgJ24%2B4BzxwiFZQ%3D&reserved=0%2F&data=04%7C01%7
> > > > > >>> Cj.pearson%40cardoemar
> > > > > >>> tin.co.uk%7C7771f75cc0c14121dc9208d8def7b35d%7C263d1345f6f94fa
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> > > > > >>> n0%3
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> > > > > >>> q4%3
> > > > > >>> D&reserved=0) ARE YOU INSURED? Tenant or Landlord, it's
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> > > > > >>> Wljoi
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> > > > > >>> tin.co.uk%7C0d6640af0d0e4991000f08d8e612bbb9%7C263d1345f6f94faaa3
> > > > > >>> 40f88acf56c077%7C0%7C0%7C637512315419856535%7CUnknown%7CTWFpbGZsb
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> > > > > >>> b3d8eyJWljoIMC4wLjAwMDAiLCJQljoIv2luMzliLCJBtil6lk1haWwiLCJXVCi6M
> > > > > >>> n0%3D%7C1000&reserved=HkdMhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg
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> > > > >> 7C1000&sdash;sdata=HkdMhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg%3D&am
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> > > > >> f88acf56c077%7C0%7C0%7C637512315419856535%7CUnknown%7CTWFpbGZsb3d8
> > > > >> eyJWIjoiMC4wLjAwMDAiLCJQljoiv2luMzliLCJBtil6Ik1haWwiLCJXVCi6Mn0%3D
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> > > > DaILCJQljoiv2luMzliLCJBtil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdash;sdata=HkdMhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg%3D&reserved=0
> > > > MhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg%3D&reserved=0
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> > > > MDAiLCJQljoiv2luMzliLCJBtil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdash;sdata=HkdMhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg%3D&reserved=0
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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

23 March 2021 at 13:36

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Thanks

> On 23/03/2021 12:39 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
 >
 > Hi Phil,

> That would be perfect and as you have said it totally makes sense to complete the works whilst the apartment is empty to limit disruption

to any new tenant.

>
> I'll relay this on to Ballymore and keep you informed.

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> > only. Email may be intercepted or affected by viruses and Habito

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> > for any form of virus introduced with this email.

>

phil timms - director.

0113 8805645

habito living trading as habito limited. company number 06646786

<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)

[Quoted text hidden]

phil@habitoliving.co.uk <phil@habitoliving.co.uk>

25 March 2021 at 08:39

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Lee

I am carrying out the inspection of 240 first thing Saturday morning. Are you starting the works MOnday?

> On 23/03/2021 12:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>

>

> Hi Phil,

>

> I wasn't aware of this and I've got a call out to Ballymore to discuss.

>

> I agree it's better to get the works completed in 240 from the 29th rather than getting a tenant in who would then have to move out at a later date.

>

> I do know that now Ballymore have / are completing the works on 239 that the works are taking longer to complete than was first

anticipated.

>
> Have you got a tenant ready to move in to 240 and if so what is the date? If you haven't got a tenant lined up for 240 what would the long stop date be to complete the works.
>
> Regards, Lee
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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

25 March 2021 at 10:54

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Hi Lee

Do I report to you directly on the condition of the each flat as left by the contractors

[Quoted text hidden]

phil@habitoliving.co.uk <phil@habitoliving.co.uk>

27 March 2021 at 11:27

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Hi

I have been asked several times this week when the works are being finished on the right side of the building. I understand its essential works, but I think a letter to all on the top floors explaining when the works will be finished might be soothing as the noticed did say 7 weeks from 19/1/21. I imagine being in bed on a saturday listening to smashing of metal must be very frustrating.

Phil

> On 23/03/2021 12:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
>
> Hi Phil,
>
> I wasn't aware of this and I've got a call out to Ballymore to discuss.
>
> I agree it's better to get the works completed in 240 from the 29th rather than getting a tenant in who would then have to move out at a later date.
>
> I do know that now Ballymore have / are completing the works on 239 that the works are taking longer to complete than was first anticipated.
>
> Have you got a tenant ready to move in to 240 and if so what is the date? If you haven't got a tenant lined up for 240 what would the long stop date be to complete the works.
>

> Regards, Lee

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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

30 March 2021 at 18:05

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Lee

Flat 125, the biggest 2 bed on the top floor has given notice. IF the internal works are still needed for the potential extra condensation issue

caused by the cladding, then I would like the works on this starting on the 10th May. I think realistically after the rush on 239 this is going to take two weeks to do
 This would also be the cheaper option to pay the landlord for the empty two weeks rent rather than nearly £1k for two weeks in serviced apartment and then there is no headache of a tenant having to move in and out within a few weeks
 Please let me know in the next day so we can market accordingly
 Phil

> On 23/03/2021 12:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
 >
 >
 > Hi Phil,
 >
 > I wasn't aware of this and I've got a call out to Ballymore to discuss.
 >
 > I agree it's better to get the works completed in 240 from the 29th rather than getting a tenant in who would then have to move out at a later date.
 >
 > I do know that now Ballymore have / are completing the works on 239 that the works are taking longer to complete than was first anticipated.
 >
 > Have you got a tenant ready to move in to 240 and if so what is the date? If you haven't got a tenant lined up for 240 what would the long stop date be to complete the works.
 >
 > Regards, Lee
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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)
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Lee Rhodes <l.rhodes@cardoemartin.co.uk>

31 March 2021 at 08:09

To: "phil@habitoliving.co.uk" <phil@habitoliving.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Hi Phil,

Thanks for letting us know. We'll let you know the position once costs are confirmed with Homes England.

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMARTIN.CO.UK



WE'RE HERE TO HELP!

CARDOE MARTIN 

CARDOE MARTIN IS CURRENTLY OPERATING IN LINE WITH GOVERNMENT
GUIDELINES AND OUR TEAM IS AVAILABLE TO HELP YOU WITH A FULL RANGE OF
COMMERCIAL AND RESIDENTIAL SURVEYING REQUIREMENTS.

CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

-----Original Message-----

From: phil@habitooliving.co.uk <phil@habitooliving.co.uk>
Sent: 30 March 2021 18:05
To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; Alex Blenard <a.blenard@rpp.co.uk>
Subject: RE: Re: VCL Internal works

Lee

Flat 125, the biggest 2 bed on the top floor has given notice. IF the internal works are still needed for the potential extra condensation issue caused by the cladding, then I would like the works on this starting on the 10th May. I think realistically after the rush on 239 this is going to take two weeks to do

This would also be the cheaper option to pay the landlord for the empty two weeks rent rather than nearly £1k for two weeks in serviced apartment and then there is no headache of a tenant having to move in and out within a few weeks

Please let me know in the next day so we can market accordingly

Phil

> On 23/03/2021 12:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
>
> Hi Phil,
>
> I wasn't aware of this and I've got a call out to Ballymore to discuss.
>
> I agree it's better to get the works completed in 240 from the 29th rather than getting a tenant in who would then have to move out at a later date.
>
> I do know that now Ballymore have / are completing the works on 239 that the works are taking longer to complete than was first anticipated.
>
> Have you got a tenant ready to move in to 240 and if so what is the date? If you haven't got a tenant lined up for 240 what would the long stop date be to complete the works.
>
> Regards, Lee
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> -----Original Message-----

> From: phil@habitooliving.co.uk <phil@habitooliving.co.uk>
> Sent: 23 March 2021 11:58
> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; Alex Blenard <a.blenard@rpp.co.uk>
> Subject: RE: Re: VCL Internal works
>
> Thanks for this Lee
> I have just been informed that you no longer want to go into 240 when its empty on Monday as someone has only realised its Easter next week and therefore the works could not get done in a week. I am very annoyed that I have kept the flat empty and not tried to put a tenant in until early April as requested by you guys. The landlord will also not be best pleased who I am under massive pressure from
> I would appreciate a bit more forwarding planning on this going forward as we will all need to be on the same page when we ask tenants to pack up all their belongings and go and live elsewhere for at least a week. This also means we now have to deal with a tenant having to pack up and go and live in a hotel for a week.
> It would make far more sense to me to get 240 done next week as originally planned
>
> > On 23/03/2021 10:29 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>
>>
>> Hi Phil,
>>
>> The scaffold to the righthand side (phase 2) is due to be removed 29th April. However this date may get pushed out depending on the following:
>>
>> *Material manufacturing and deliveries
>> *Commencement of non ACM works (replacement of timber panelling)
>>
>> We'll keep you updated should dates change.

> >
> > Regards, Lee
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>> -----Original Message-----
>> From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
>> Sent: 23 March 2021 08:39
>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
>> Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; Alex Blenard <a.blenard@rpp.co.uk>
>> Subject: RE: Re: VCL Internal works
>
>> Morning lee
>> Can you give me the best time scale on when the scaffolding will be down on the right hand side of the building please?
>> I understand the works are essential but as I have to try and let the flats in this part of the building a time scale would be helpful to give to prospective tenants. I also understand no works are happening during the Easter holidays - is this correct?
>
>>> On 17/03/2021 10:27 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>>
>>> Hi Phil,
>>>
>>> To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address above) and me to verify and for forward transmission to Nick.
>>>
>>> 20:20 House (Residential Management) Ltd
>>> 2020 Building
>>> Skinner Lane
>>> LeedsLS7 1BB
>>>
>>> Kind regards, Lee
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>>> -----Original Message-----
>>> From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
>>> Sent: 15 March 2021 14:57
>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
>>> Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>
>>> Subject: RE: Re: VCL Internal works
>>>
>>> Hi Lee
>>> As we are supposed to starting flat 239 on Thursday can you confirm the cost for removing furniture etc is covered by someone?
>>> Phil
>>>
>>>> On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>>>
>>>>
>>>> Hi Phil,
>>>>
>>>> Good to meet you too.
>>>>
>>>> Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
>>>>
>>>> In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?
>>>>
>>>> Kind regards, Lee
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> > > -----Original Message-----
> > > From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
> > > Sent: 13 March 2021 11:26
> > > To: Lee Rhodes <L.rhodes@cardoemartin.co.uk>
> > > Cc: Nick Massingham <nick@2020leeds.co.uk>
> > > Subject: Fwd: Re: VCL Internal works
> > >
> > > Hi
> > > Good to meet you other day
> > > You were copied into the email last week but here is confirmation of costs
> > >
> > > Cost to moving furniture out and then back in is £200 inc vat Cost for
> > > storage of furniture in 1 bed flat is £174.94 for the week (7 days)
> > > Cleaning - assess after each one, £15 per hour Electrician - to carry
> > > out test after work to comply with regs £60.00
> > >
> > > My management fee is £200.00 for each flat. This will be dealing with all the above, plus filming flats before and after works and
dealing with tenants
> > >
> > > Who is looking for serviced apartments - booking etc?
> > >
> > >
> > > ----- Original Message -----
> > > > From: PHIL TIMMS <Phil@habitiliving.co.uk>
> > > > To: Anthony Marley <Anthony@ballymorecivils.com>
> > > > CC: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham
> > > > <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>,
> > > > Conor Cusack <conor@ballymoreservices.com>, James McCallan
> > > > <James@ballymorecivils.com>, "Burke, Martin"
> > > > <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>
> > > > Date: 08/03/2021 11:08
> > > > Subject: Re: VCL Internal works
> > > >
> > > >
> > > > Thanks for the update
> > > > Cost to moving furniture out and then back in is £200 inc vat Cost for
> > > > storage of furniture in 1 bed flat is £174.94 for the week (7 days)
> > > > Cleaning - how much dust is there going to be? I was waiting from Jo
> > > > with regards to cutting of plaster boards inside or outside the flat?
> > > > Are all white goods going to be sealed so no dust gets in at all
> > > > Electrician - to carry out test (I will get a price in next few days)
> > > > Phil
> > > >
> > > > On 08/03/2021 10:19 Anthony Marley <anthony@ballymorecivils.com> wrote:
> > > >>
> > > >>
> > > > > Phil
> > > >>
> > > > > We would want to start works on flat 239 on the 18th March. If you could arrange for the furniture to be moved out of the flat that
would be much appreciated.
> > > >>
> > > > > Regards
> > > >>
> > > > > Anthony Marley
> > > > > Ballymore Civils Ltd
> > > >>
> > > > > On 5 Mar 2021, at 15:04, PHIL TIMMS <Phil@habitiliving.co.uk> wrote:
> > > > >>
> > > > >> Hi
> > > > >> I am out of office on limited emails from 7pm tonight to 8.30am
> > > > >> Monday 8th March When possible can you please confirm whether you
> > > > >> want to start work on flat 239 on the 18th? I need to know this as
> > > > >> someone may want to move in on the 31st March If yes, is furniture
> > > > >> being taken out and stored (I think this best) Please let me know
> > > > >> by Monday so I can plan Phil
> > > > >>
> > > > > >> On 05/03/2021 14:41 Jo Pearson <j.pearson@cardoemartin.co.uk> wrote:
> > > > >>
> > > > >>
> > > > >> All,
> > > > >>>
> > > > > >> Further to the site meeting on Tuesday and our conversations this morning, I attach a set of meeting minutes as discussed
summarising all items discussed and actions arising.
> > > > >>

> > > > > >>>> have been told today by Conor that minutes were taken of the conversation. Strange as I saw no one writing or recording the conversation. I would like to see these minutes asap I said and I quote "I think flat 239 contract ends on the 15th March but I will confirm " I was expecting an email from the project manager following the meeting to confirm all the points raised - relocating tenant, removal of furniture, storage of furniture, compensation etc. I have had nothing since even though I have started to get prices for all of these I met Conor today to allow him access to flat 240.

> > > > > >>>> I have then been told by Conor that lads are booked in to start work on the flats on the 15th. And that is this doesn't happen I will have to pay for all the costs incurred. At no time did I say you could have access to flat 239 on the 15th. Someone should have have had the professionalism to email me to get confirmation of what date they could get into the property. Not threaten me!

> > > > > >>>

> > > > > >>>> The tenant in flat 239 has the legal right to remain in the

> > > > > >>>> flat until 12 mid day on the 15th March. Then I need to go in and inspect the flat as part of the contract so I can return their deposit. This is done 3 days later due to Covid and my own health and safety and is booked in my diary. I manage over 250 flats and have a packed diary The date you can have access to the flat is the 18th March.

> > > > > >>>> Flat 240 contract ends 24/3/21 and inspection booked in 27/03/21.

> > > > > >>>> If they hand keys back earlier I can bring this forward

> > > > > >>>

> > > > > >>>> The so called minutes of the meeting also said all furniture
> > > > > >>>> needed to be taken out of the flat for safety. today this has
> > > > > >>>> changed and Conor says this doesn't need to happen and it can
> > > > > >>>> stay in the flat even though you all raised concerns over
> > > > > >>>> damages. Can someone please email me what is actually going on
> > > > > >>>> as I need to keep a flat empty for storage I also need someone
> > > > > >>>> to confirm who will be paying the rent for the empty flat that
> > > > > >>>> is being used for storage. I am here to help and have been
> > > > > >>>> asked to do a lot to facilitate the moving in and out of
> > > > > >>>> tenants. I will however not be threatened Phil

> > > > > >>>

> > > > > >>>> On 27/02/2021 08:56 PHIL TIMMS <phil@habitooliving.co.uk> wrote:

> > > > > >>>

> > > > > >>>

> > > > > >>>> Hi

> > > > > >>>> sorry to be a pain. Can we 9.30 as I need an hour to go

> > > > > >>>> through all the issues of the morning from tenants

> > > > > >>>

> > > > > >>>> On 26/02/2021 16:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

> > > > > >>>

> > > > > >>>

> > > > > >>>> Okay, lets go with Tuesday at 9.00am. Phil and Nick, does this work for you?

> > > > > >>>

> > > > > >>>> Regards, Lee

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> > > > > >>>>>>>>> He is open to a meeting but suggested that the internal works are carried out at the end of the project, this is due to issues with regards to Covid and many of the tenants working from home. He believes several tenants will refuse access at present. The situation may be better in a few months once restrictions are lifted.

> > > > > >>>>>>>

> > > > > >>>>>>>

> > > > > >>>>>>>

> > > > > >>>>>>> Nick Massingham BSc (Hons) MIRPM Development

> > > > > >>>> Manager > > > > > > 20:20 House (Residential

> > > > > >>>> Management) Limited Appointed Agent - > > > Estata

> > > > > >>>> Limited > > > > > > > > Tel: 0113 88 002 88 > >

> > > > > >>>>>>>> E-mail: info@2020leeds.co.uk > > > > > >

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> > > > > >>>>>>>

> > > > > >>>>>>> Correspondence Address: Management Office, 20:20

> > > > > >>>>>>> House, Skinner > > > Lane, Leeds LS7 1BB > > > > >

> > > > > >>>>>> Disclaimer > > > The information contained in this

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> > > > > >>>>>>

> > > > > >>>>>> phil timms - director.

> > > > > >>>>> 0113 8805645

> > > > > >>>>> habito living trading as habito limited. company number

> > > > > >>>>> 06646786 > >

> > > > > >>>>> <https://gbr01.safelinks.protection.outlook.com/?url=http%3A>

> > > > > >>>>> %25

> > > > > >>>> 2F%2Fwww

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> > > > > >>>>> o

> > > > > >>>> iMC4wLjA

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> > > > > >>>>> DAIiLCJQljoV2luMzliLCJBtil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&am

> > > > > >>>>> p

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> > > > > >>>>>> m
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> > > > > >>>>> Rd
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> > > > > >>>>> OgXLIQ7RXLRwUby4KQxx2pUQPojmiDgmB1iiLFOns%3D&reserved=0
> > > > > >>>>>)
> > > > > >>>>>> ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.
> > > > > >>>>> Have a look at one of the specialists in tenant and landlord insurance by visiting HomeLet's website.
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> > > > > >>>>> N4PS3GFHCn4N3j3vykX2Bb7qyb%2F3vQzkO5x8tbJk%3D&reserved=
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> > > > > >>>>> 0 > ARE YOU INSURED? Tenant or Landlord, it's vitally
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> > > > > >>>> X5D
> > > > > >>>> EmuvrKlyq4%3D&reserved=0) ARE YOU INSURED? Tenant or
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> > > > > >>>> haWwiLCJXVCI6Mn0%3D%7C1000&data=CSxPyZoADYLhi%2BINhoELkCu
> > > > > >>>> tPM4YFgJ24%2B4BzxwiFZQ%3D&reserved=0%2F&data=04%7C01%7
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> > > > > >>>> sb3d
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> > > > > >>>> q4%3
> > > > > >>>> D&reserved=0) ARE YOU INSURED? Tenant or Landlord, it's
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> > > > > >>>> p;data=PLlq0Wh%2FIo9A6fx9BxqFeuL3gwhltRX5DEmuvrKlyq4%3D&re
> > > > > >>>> serve
> > > > > >>>> d=0
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> > > > > >>>> %2Fww
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> > > > > >>>> co.uk%7C7771f75cc0c14121dc9208d8def7b35d%7C263d1345f6f94faaa340
> > > > > >>>> f88ac
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> > > > > 0113 8805645

> > > > > habito living trading as habito limited. company number 06646786

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> > > > > tin.co.uk%7C0d6640af0d0e4991000f08d8e612bbb9%7C263d1345f6f94faaa3

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> > > > > 3d8eyJWljoimC4wLjAwMDAiLCJQljoiv2luMzliLCJBtil6Ik1haWwiLCJXCVI6Mn0%3D%7C1000&sdata=HkdMhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg%3D&reserved=0

> > > > > rtin.co.uk%7C0d6640af0d0e4991000f08d8e612bbb9%7C263d1345f6f94faaa

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> > > > > b3d8eyJWljoimC4wLjAwMDAiLCJQljoiv2luMzliLCJBtil6Ik1haWwiLCJXCVI6Mn0%3D%7C1000&sdata=HkdMhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUalJsjg%3D&reserved=0

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> > > > > mp;reserved=0) ARE YOU INSURED? Tenant or Landlord, it's vitally

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> > > > dMhaSoUPdguk1krBhMgcpGR5dMNcuapmuUalJsig%3D&reserved=0
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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

31 March 2021 at 08:16

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Hi Lee

When will this be please as we need to market the flat. I can not put a tenant in and then ask them to move out a few weeks later! Landlords need clarificaion on this now or some will go bust if we have to keep flats empty as no one will move into them as I will have to disclose what is going to happen

> On 31/03/2021 08:09 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>

> Hi Phil,

>

> Thanks for letting us know. We'll let you know the position once costs are confirmed with Homes England.

>

> Regards, Lee

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To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

17 April 2021 at 08:57

Please find attached the invoice for the remedial works to the poorly fitted splash back at flat 239 that required correcting to make safe for tenants

Phil

> On 17/03/2021 10:27 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>
>
> Hi Phil,
>
> To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address above) and me to verify and for forward transmission to Nick.
>
> 20:20 House (Residential Management) Ltd
> 2020 Building
> Skinner Lane
> LeedsLS7 1BB
>
> Kind regards, Lee
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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)
[Quoted text hidden]

 **239 Twenty Twenty Apartments (remedial works).docx**
14K

phil@habitoliving.co.uk <phil@habitoliving.co.uk> 17 April 2021 at 09:01
To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Nick
As you know I have started to receive calls from landlords upset about what is happening to the inside of their flats
Flat 125 will be empty on the 10th May and I want the internal works on this done then.
I can not move a tenant in and expect them to move out a month or so later. Funding must now be in place (if not this works can be done anyway and costs recovered later) as the letters have gone out to all landlords. Tonia have been hot very hard by the delays to the works and now the fiasco on the internal works for a extra bit of condensation
No tenant will move in to 125 if they have to move out and as the letter has now gone out I will have to disclose this to the future tenant
Phil

> On 17/03/2021 10:27 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>
>
> Hi Phil,
>
> To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address above) and me to verify and for forward transmission to Nick.
>
> 20:20 House (Residential Management) Ltd
> 2020 Building
> Skinner Lane
> LeedsLS7 1BB
>
> Kind regards, Lee
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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)
[Quoted text hidden]

phil@habitoliving.co.uk <phil@habitoliving.co.uk> 19 April 2021 at 09:36
To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>
<https://mail.google.com/mail/u/0/?ik=aa6d70ec87&view=pt&search=all&permthid=thread-a%3Ar-3288257282117291006&simpl=msg-a%3Ar...> 103/156

Morning

Just resending this so its fresh in everyone's mail box and can be actioned today. Would like to know the works are starting on 125 on the 10th May so I can update Tonia Investments

[Quoted text hidden]

James McCallan <James@ballymorecivils.com>

19 April 2021 at 11:49

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Anthony Marley <Anthony@ballymorecivils.com>, Rory McCallan <rory@ballymoreservices.com>, Conor Cusack <conor@ballymoreservices.com>, Hugh McCann <Hugh@ballymorecivils.com>, Nick Massingham <nick@2020leeds.co.uk>

Hi Lee

Attached is the VCL works programme Rev 1 that shows Apartment 240 moved from the proposed start date of 18th March to 16th August to be completed alongside Apartment 122.

Ballymore are ready to commence these works as per this programme and as per the apartment numbers that are detailed within the programme sequence. The only revision made to this programme is moving apartment 240 to the end.

Please remember our price agreed is based on complete continuity from 10th May 2021 through to completion on 28th August 2021 and working on two apartments at the same time.

Best Regards

James Mc Callan

Manager

Ballymore Services

Insurance Remediation | Fire Compliance | Roofing & Cladding | Property Development

From: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Sent: 19 April 2021 09:39

To: Anthony Marley <Anthony@ballymorecivils.com>; James McCallan <James@ballymorecivils.com>; Rory McCallan <rory@ballymoreservices.com>

Subject: FW: Re: VCL Internal works

fyi

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
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DIRECT	01145 537 802	MOBILE	075 5128 6996
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EMAIL	l.rhodes@cardoemartin.co.uk
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ADDRESS

Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG

CARDOEMARTIN.CO.UK



WE'RE HERE TO HELP!

CARDOE MARTIN

CARDOE MARTIN IS CURRENTLY OPERATING IN LINE WITH GOVERNMENT GUIDELINES AND OUR TEAM IS AVAILABLE TO HELP YOU WITH A FULL RANGE OF COMMERCIAL AND RESIDENTIAL SURVEYING REQUIREMENTS.

CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

-----Original Message-----

From: phil@habitoliving.co.uk <phil@habitoliving.co.uk>
Sent: 19 April 2021 09:36
To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pea
Subject: RE: Re: VCL Internal works

Morning

Just resending this so its fresh in everyone's mail box and can be actioned today. Would like to know the works are starting on 125 on the 10th May so I can update Tonia Investments

>> Sent: 15 March 2021 14:57
>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
>> Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>
>> Subject: RE: Re: VCL Internal works
>>
>> Hi Lee
>> As we are supposed to starting flat 239 on Thursday can you confirm the cost for removing furniture etc is covered by someone?
>> Phil
>>
>>> On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>>
>>>
>>> Hi Phil,
>>>
>>> Good to meet you too.
>>>
>>> Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
>>>
>>> In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?
>>>
>>> Kind regards, Lee
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>>> -----Original Message-----
>>> From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
>>> Sent: 13 March 2021 11:26
>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
>>> Cc: Nick Massingham <nick@2020leeds.co.uk>
>>> Subject: Fwd: Re: VCL Internal works
>>>
>>> Hi
>>> Good to meet you other day
>>> You were copied into the email last week but here is confirmation of costs
>>>
>>> Cost to moving furniture out and then back in is £200 inc vat Cost for
>>> storage of furniture in 1 bed flat is £174.94 for the week (7 days)
>>> Cleaning - assess after each one, £15 per hour Electrician - to carry
>>> out test after work to comply with regs £60.00
>>>
>>> My management fee is £200.00 for each flat. This will be dealing with all the above, plus filming flats before and after works and
dealing with tenants
>>>
>>> Who is looking for serviced apartments - booking etc?
>>>
>>>
>>>
>>> ----- Original Message -----
>>> From: PHIL TIMMS <Phil@habitiliving.co.uk>
>>> To: Anthony Marley <Anthony@ballymorecivils.com>
>>> CC: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>,
>>> Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>
>>> Date: 08/03/2021 11:08
>>> Subject: Re: VCL Internal works
>>>
>>>
>>>
>>> Thanks for the update
>>> Cost to moving furniture out and then back in is £200 inc vat Cost for
>>> storage of furniture in 1 bed flat is £174.94 for the week (7 days)
>>> Cleaning - how much dust is there going to be? I was waiting from Jo
>>> with regards to cutting of plaster boards inside or outside the flat?
>>> Are all white goods going to be sealed so no dust gets in at all
>>> Electrician - to carry out test (I will get a price in next few days)
>>> Phil
>>>
>>>> On 08/03/2021 10:19 Anthony Marley <anthony@ballymorecivils.com> wrote:
>>>>
>>>>

> > > > >>> If you are not the intended recipient of this email, you must
> > > > >>> neither take any action based upon its contents, nor copy or show it to anyone.
> > > > >>>
> > > > >>> Please contact the sender if you believe you have received this email in error.
> > > > >>>
> > > > >>> Estata Limited is registered in the UK, Company Registration Number: 06887714.
> > > > >>>
> > > > >>> Correspondence Address: Management Office, 20:20 House, Skinner
> > > > >>> Lane, Leeds LS7 1BB
> > > > >>>
> > > > >>> On Thu, 4 Mar 2021 at 08:56, PHIL TIMMS <Phil@habitooliving.co.uk> wrote:
> > > > >>>
> > > > >>> Further to the email yesterday on the internal remedial works
> > > > >>> on the top floor of 2020 House I will need to see a EICR
> > > > >>> certificate from a qualified electrician (NICEC registered)
> > > > >>> for each property as then protects me and the landlord and is
> > > > >>> compliant with current government legislation. I will like each
> > > > >>> report emailed to me for my records
> > > > >>>
> > > > >>>
> > > > >>> On 03/03/2021 16:34 PHIL TIMMS <phil@habitooliving.co.uk> wrote:
> > > > >>>
> > > > >>>
> > > > >>> On the 2/3/21 I attended a meeting with Conor, Jo & Anthony with regards to the top floor flats at 2020 House and the
internal remedial works required to stop condensation.
> > > > >>> Part of the conversation came around to two x 1 beds becoming
> > > > >>> empty in March and I would keep these empty to allow a dry run
> > > > >>> of the internal works. The landlord of these losing income!
> > > > >>> have been told today by Conor that minutes were taken of the conversation. Strange as I saw no one writing or recording
the conversation. I would like to see these minutes asap I said and I quote "I think flat 239 contract ends on the 15th March but I will confirm
" I was expecting an email from the project manager following the meeting to confirm all the points raised - relocating tenant, removal of
furniture, storage of furniture, compensation etc. I have had nothing since even though I have started to get prices for all of these I met
Conor today to allow him access to flat 240.
> > > > >>> I have then been told by Conor that lads are booked in to start work on the flats on the 15th. And that is this doesn't happen
I will have to pay for all the costs incurred. At no time did I say you could have access to flat 239 on the 15th. Someone should have have
had the professionalism to email me to get confirmation of what date they could get into the property. Not threaten me!
> > > > >>>
> > > > >>> The tenant in flat 239 has the legal right to remain in the
> > > > >>> flat until 12 mid day on the 15th March. Then I need to go in and inspect the flat as part of the contract so I can return their
deposit. This is done 3 days later due to Covid and my own health and safety and is booked in my diary. I manage over 250 flats and have a
packed diary The date you can have access to the flat is the 18th March.
> > > > >>> Flat 240 contract ends 24/3/21 and inspection booked in 27/03/21.
> > > > >>> If they hand keys back earlier I can bring this forward
> > > > >>>
> > > > >>> The so called minutes of the meeting also said all furniture
> > > > >>> needed to be taken out of the flat for safety. today this has
> > > > >>> changed and Conor says this doesn't need to happen and it can
> > > > >>> stay in the flat even though you all raised concerns over
> > > > >>> damages. Can someone please email me what is actually going on
> > > > >>> as I need to keep a flat empty for storage I also need someone
> > > > >>> to confirm who will be paying the rent for the empty flat that
> > > > >>> is being used for storage. I am here to help and have been
> > > > >>> asked to do a lot to facilitate the moving in and out of
> > > > >>> tenants. I will however not be threatened Phil
> > > > >>>
> > > > >>> On 27/02/2021 08:56 PHIL TIMMS <phil@habitooliving.co.uk> wrote:
> > > > >>>
> > > > >>>
> > > > >>> Hi
> > > > >>> sorry to be a pain. Can we 9.30 as I need an hour to go
> > > > >>> through all the issues of the morning from tenants
> > > > >>>
> > > > >>> On 26/02/2021 16:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> > > > >>>
> > > > >>>
> > > > >>> Okay, lets go with Tuesday at 9.00am. Phil and Nick, does this work for you?
> > > > >>>
> > > > >>> Regards, Lee
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> > > > >>> From:Anthony Marley <Anthony@ballymorecivils.com>
> > > > >>> Sent: 26 February 2021 16:24
> > > > >>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

> > > > > >>>>> Cc: PHIL TIMMS <Phil@habitooliving.co.uk>; Nick Massingham
 > > > > > >>>>> <nick@2020leeds.co.uk>; Conor Cusack
 > > > > >>>>> <conor@ballymoreservices.com>; James McCallan
 > > > > >>>>> <James@ballymorecivils.com>; Burke, Martin
 > > > > >>>>> <Martin.Burke@fgould.com>; Jo Pearson
 > > > > >>>>> <j.pearson@cardoemartin.co.uk>
 > > > > >>>>> Subject: Re: VCL Internal works
 > > > > >>>>>
 > > > > >>>>> Lee
 > > > > >>>>>
 > > > > >>>>> Tuesday 2nd March works for me.
 > > > > >>>>> Regards
 > > > > >>>>>
 > > > > >>>>> Anthony Marley
 > > > > >>>>> Ballymore Civils Ltd
 > > > > >>>>>
 > > > > >>>>>
 > > > > >>>>>
 > > > > >>>>> On 26 Feb 2021, at 14:26, Lee Rhodes <L.Rhodes@cardoemartin.co.uk> wrote:
 > > > > >>>>> Anthony, What day is good for you?
 > > > > >>>>>
 > > > > >>>>> Regards, Lee
 > > > > >>>>> <image074072.png>
 > > > > >>>>> <image699356.png>
 > > > > >>>>> <image986651.png> <image739422.png> <image350945.png>
 > > > > >>>>> <image765164.png> <image114322.png> <image117445.png>
 > > > > >>>>> <image361550.png> <image275415.png> <image223770.png>
 > > > > >>>>> <image327969.png> <image362175.png> <image357393.png>
 > > > > >>>>> <image437569.png> <image922009.png> <image737368.png>
 > > > > >>>>> -----Original Message-----
 > > > > >>>>> From: PHIL TIMMS <Phil@habitooliving.co.uk>
 > > > > >>>>> Sent: 26 February 2021 14:25
 > > > > >>>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick
 > > > > >>>>> Massingham <nick@2020leeds.co.uk>
 > > > > >>>>> Cc: Conor Cusack <conor@ballymoreservices.com>; Anthony
 > > > > >>>>> Marley <Anthony@ballymorecivils.com>; James McCallan
 > > > > >>>>> <James@ballymorecivils.com>; Burke, Martin
 > > > > >>>>> <Martin.Burke@fgould.com>; Jo Pearson
 > > > > >>>>> <j.pearson@cardoemartin.co.uk>
 > > > > >>>>> Subject: RE: VCL Internal works
 > > > > >>>>>
 > > > > >>>>> Monday onwards
 > > > > >>>>>
 > > > > >>>>> On 26/02/2021 13:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
 > > > > >>>>>
 > > > > >>>>>
 > > > > >>>>> Hi Phil,
 > > > > >>>>>
 > > > > >>>>> That's great. What day next week would be best for you?
 > > > > >>>>>
 > > > > >>>>> Kind regards, Lee
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 > > > > >>>>> -----Original Message----- > From: PHIL TIMMS
 > > > > >>>>> <Phil@habitooliving.co.uk> > Sent: 26 February 2021 13:45 >
 > > > > >>>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick
 > > > > >>>>> Massingham <nick@2020leeds.co.uk> > Cc: Conor Cusack
 > > > > >>>>> <conor@ballymoreservices.com>; Anthony Marley >
 > > > > >>>>> <Anthony@ballymorecivils.com>; James McCallan >
 > > > > >>>>> <James@ballymorecivils.com>; Burke, Martin
 > > > > >>>>> <Martin.Burke@fgould.com>; Jo Pearson
 > > > > >>>>> <j.pearson@cardoemartin.co.uk> > Subject: RE: VCL Internal
 > > > > >>>>> works > > Hi > I am here to help and assist. If a tenant
 > > > > >>>>> says no access I will need to seek legal advice. Its covid and most tenants are at home working and paying high rents.
 > > > > >>>>>
 > > > > >>>>> On 26/02/2021 13:37 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
 > > > > >>>>>
 > > > > >>>>>
 > > > > >>>>> Hi Tim,
 > > > > >>>>>
 > > > > >>>>> We understand it's a difficult situation, but we need to discuss and agree some workable solution for all. What day is
 good for you?

> > > > >>>>>>>
> > > > >>>>>> 7C0%7C0%7C637499438873422331%7CUknown%7CTWFpbGZsb3d8eyJWI
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> > > > >>>>>> gXLIQ7RXLRwUby4KQxx2pUQPojmiDgmB1iiLFOns%3D&reserved=0
> > > > >>>>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoemartin.co.uk>).
> > > > >>>>>> uk
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> > > > >>>>>> %7C6797600218174ccc5b6f08d8da5cade6%7C263d1345f6f94faaa340f
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> > > > >>>>>> %7C0%7C0%7C637499438873422331%7CUknown%7CTWFpbGZsb3d8eyJWI
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> > > > >>>>> OgXLIQ7RXLRwUby4KQxx2pUQPojmiDgmB1iiLFOns%3D&reserved=0
> > > > >>>>>)
> > > > >>>>> ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.
> > > > >>>>> Have a look at one of the specialists in tenant and landlord insurance by visiting HomeLet's website.
> > > > >>>>> You can also call them on 01522 838814 by quoting 1505649.
> > > > >>>>> This message, together with any attachments, is for the confidential and exclusive use of the person or organisation to whom it is addressed. It may contain information, which is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the intended recipient, you must not disclose, copy, distribute or take any action in reliance on it. If you have received this in error please delete the message, and any attachments, from your system immediately and notify us by return email. Any photographs or illustrations of deals laid out in this email are generic and should be taken as a guide only. Email may be intercepted or affected by viruses and Habito Limited accepts no responsibility for any interception or liability for any form of virus introduced with this email.
> > > > >>>>>
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> > > > >>>>> phil timms - director.
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> > > > >>>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoemartin.co.uk>).
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> > > > > >>>>> =
> > > > >>>>> 0) > ARE YOU INSURED? Tenant or Landlord, it's vitally
> > > > >>>>> important you have insurance.
> > > > >>>>> Have a look at one of the specialists in tenant and landlord insurance by visiting HomeLet's website.
> > > > >>>>> You can also call them on 01522 838814 by quoting 1505649.
> > > > >>>>> This message, together with any attachments, is for the confidential and exclusive use of the person or organisation to whom it is addressed. It may contain information, which is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the intended recipient, you must not disclose, copy, distribute or take any action in reliance on it. If you have received this in error please delete the message, and any attachments, from your system immediately and notify us by return email. Any photographs or illustrations of deals laid out in this email are generic and should be taken as a guide only. Email may be intercepted or affected by viruses and Habito Limited accepts no responsibility for any interception or liability for any form of virus introduced with this email.
> > > > >>>>>
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> > > > >>>>> phil timms - director.
> > > > >>>>> 0113 8805645
> > > > >>>>> habito living trading as habito limited. company number
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> > > > >>>>> %25
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> > > > >>>>> LCJBTTI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&data=M7gt6E%2BNj
> > > > >>>>> 4
> > > > >>>>> 7vAAHDnVI65NWM3ZjuQT4v4m0zUIBxZEQ%3D&reserved=0
> > > > >>>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cj.pearson>)
> > > > >>>>> A
> > > > >>>>> %2F%2F[www.habitoliving.co.uk%2F&data=04%7C01%7Cj.pearson](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cj.pearson)
> > > > >>>>> n
> > > > >>>>> %40cardoemartin.co.uk%7C7771f75cc0c14121dc9208d8def7b35d%7C
> > > > >>>>> 2
> > > > >>>>> 63d1345f6f94faaa340f88acf56c077%7C0%7C0%7C63750450272988801
> > > > >>>>> 5
> > > > >>>>> %7CUknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMz
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> > > > >>>>> j
> > > > >>>>> 47vAAHDnVI65NWM3ZjuQT4v4m0zUIBxZEQ%3D&reserved=0
> > > > >>>>> ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.
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> > > > >>>>> habito living trading as habito limited. company number
> > > > >>>>> 06646786
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> > > > >>>>> WFp
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> > > > >>>>> [2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cj.pearson%40ca](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cj.pearson%40ca)
> > > > >>>>> rdo
> > > > >>>>> emartin.co.uk%7C7771f75cc0c14121dc9208d8def7b35d%7C263d1345f6
> > > > >>>>> f94
> > > > >>>>> faaa340f88acf56c077%7C0%7C0%7C637504502729898009%7CUknown%7C

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> > > > > >>>> LCJ
> > > > >>>> XVCi6Mn0%3D%7C1000&sdata=PLLq0Wh%2FIO9A6fx9BxqFeuL3gwhltR
> > > > >>>> X5D
> > > > >>>> EmuvrKlyq4%3D&reserved=0 ARE YOU INSURED? Tenant or
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> > > > >>>> q4%3
> > > > >>>> D&reserved=0 ARE YOU INSURED? Tenant or Landlord, it's
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> > > > >>> eserv
> > > > >>> ed=0) ARE YOU INSURED? Tenant or Landlord, it's vitally
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> > > > >>> g%3D&reserved=0) ARE YOU INSURED? Tenant or Landlord, it's
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> > > > dMhaSoUFPdguk1krBhMgcpGR5dMNcuapmuUaljsjg%3D&reserved=0
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2 attachments

 **Ballymore VCL Works Programme Rev 1.pdf**

176K

 **Ballymore VCL Works Programme Rev 1.mpp**

253K

Nick Massingham <nick@2020leeds.co.uk>

19 April 2021 at 15:39

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Alex Blenard <a.blenard@rpp.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, "phil@habitooliving.co.uk" <phil@habitooliving.co.uk>

Lee,

Could Phil have an update on 125 as requested below?

Thank you

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[Quoted text hidden]

Nick Massingham <nick@2020leeds.co.uk>

20 April 2021 at 09:28

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Alex Blenard <a.blenard@rpp.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, "phil@habitooliving.co.uk" <phil@habitooliving.co.uk>

Lee,

Phil has chased me again on the below, could you confirm 125 works will be commenced from 10th May.

We appear to be having a breakdown of communications, Phil and his client Tonia are becoming increasingly frustrated.

Nick Massingham BSc (Hons) MIRPM
 Development Manager

20:20 House (Residential Management) Limited
 Appointed Agent - Estata Limited

Tel: 0113 88 002 88

E-mail: info@2020leeds.co.uk

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Lee Rhodes <l.rhodes@cardoemartin.co.uk>

20 April 2021 at 09:57

To: Nick Massingham <nick@2020leeds.co.uk>

Cc: Alex Blenard <a.blenard@rpp.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, "phil@habitooliving.co.uk" <phil@habitooliving.co.uk>, "Burke, Martin" <Martin.Burke@fgould.com>

Hi Nick,

Sorry for the delay - I had a training course yesterday. We can certainly programme the internal works for apartment 125 to commence on the 10th May. However as you are aware there are wider discussions to be had with Home England in relation to funding.

Fyi - I've spoken to Tonia surveyor (Scott Ripley) who understands the situation and in particular the requirement to complete the internal works, state aid funding and the consequences if works are not completed. He was going to update Tonia.

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMARTIN.CO.UK



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CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

-----Original Message-----

From: Nick Massingham <nick@2020leeds.co.uk>

Sent: 20 April 2021 09:28

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Alex Blenard <a.blenard@rpp.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; phil@habitooliving.co.uk

Subject: Re: Re: VCL Internal works

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[Quoted text hidden]

phil@habitiliving.co.uk <phil@habitiliving.co.uk>

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>

Cc: Alex Blenard <a.blenard@rpp.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, "Burke, Martin" <Martin.Burke@fgould.com>

20 April 2021 at 10:34

Hi Lee,

Thanks for the update on flat 125. So you can do the works for this on the 10th May? I am guessing it will take two weeks as its a massive flat.

I am in conversations with Scott Ripley also and we all understand the necessity of the works to get the building signed off by Building Control. However, these are people's homes so we need to have all of ducks in a row with regards to tenants rights. Scott and I are speaking to a lawyer at the moment to see what rights tenants have due to COVID as the government have put strict laws in place to protect them. I am sure most tenants will move out (some already are due to the works) and will be compliant, but it is me who has to deal with tenants once we ask them to move out and the associated stress and issues with this. Unfortunately it isn't that straight forward or simply a case of snapping our fingers and tenants doing what we want them to do.

Shall I liaise with Conor on access to 125 for 9am on the 10th May?

Thanks
Phil

> On 20/04/2021 09:57 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
>
> Hi Nick,
>
> Sorry for the delay - I had a training course yesterday. We can certainly programme the internal works for apartment 125 to commence on the 10th May. However as you are aware there are wider discussions to be had with Home England in relation to funding.
>
> Fyi - I've spoken to Tonia surveyor (Scott Ripley) who understands the situation and in particular the requirement to complete the internal works, state aid funding and the consequences if works are not completed. He was going to update Tonia.
>
> Regards, Lee
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<http://www.habitiliving.co.uk> (<http://www.habitiliving.co.uk/>)

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Lee Rhodes <l.rhodes@cardoemartin.co.uk>

20 April 2021 at 11:21

To: "phil@habitiliving.co.uk" <phil@habitiliving.co.uk>, Nick Massingham <nick@2020leeds.co.uk>

Cc: Alex Blenard <a.blenard@rpp.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, "Burke, Martin" <Martin.Burke@fgould.com>

Hi Phil,

Thanks for getting back to me. I'll speak to Ballymore in relation to timescales and confirm back to you.

Totally appreciate the required internal works aren't what everyone wants to hear and it's not a simply case of moving tenants out. We understand and appreciate you will be at the forefront of having to deal with tenants.

I'll confirm tomorrow who will be the Ballymore point of contact.

Regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMARTIN.CO.UK



WE'RE HERE TO HELP!

CARDOE MARTIN 

CARDOE MARTIN IS CURRENTLY OPERATING IN LINE WITH GOVERNMENT
GUIDELINES AND OUR TEAM IS AVAILABLE TO HELP YOU WITH A FULL RANGE OF
COMMERCIAL AND RESIDENTIAL SURVEYING REQUIREMENTS.

CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

-----Original Message-----

From: phil@habitooliving.co.uk <phil@habitooliving.co.uk>
Sent: 20 April 2021 10:35
To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick Massingham <nick@2020leeds.co.uk>
Cc: Alex Blenard <a.blenard@rpp.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; Burke, Martin <Martin.Burke@fgould.com>
Subject: RE: Re: VCL Internal works

Hi Lee,

Thanks for the update on flat 125. So you can do the works for this on the 10th May? I am guessing it will take two weeks as its a massive flat.

I am in conversations with Scott Ripley also and we all understand the necessity of the works to get the building signed off by Building Control. However, these are people's homes so we need to have all of ducks in a row with regards to tenants rights. Scott and I are speaking to a lawyer at the moment to see what rights tenants have due to COVID as the government have put strict laws in place to protect them. I am sure most tenants will move out (some already are due to the works) and will be compliant, but it is me who has to deal with tenants once we ask them to move out and the associated stress and issues with this. Unfortunately it isn't that straight forward or simply a case of snapping our fingers and tenants doing what we want them to do.

Shall I liaise with Conor on access to 125 for 9am on the 10th May?

Thanks
Phil

> On 20/04/2021 09:57 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>
>
> Hi Nick,
>
> Sorry for the delay - I had a training course yesterday. We can certainly programme the internal works for apartment 125 to commence on the 10th May. However as you are aware there are wider discussions to be had with Home England in relation to funding.
>
> Fyi - I've spoken to Tonia surveyor (Scott Ripley) who understands the situation and in particular the requirement to complete the internal works, state aid funding and the consequences if works are not completed. He was going to update Tonia.
>
> Regards, Lee

> -----Original Message-----

> From: Nick Massingham <nick@2020leeds.co.uk>
> Sent: 20 April 2021 09:28
> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> Cc: Alex Blenard <a.blenard@rpp.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>; phil@habitooliving.co.uk
> Subject: Re: Re: VCL Internal works
>
> Lee,
>
> Phil has chased me again on the below, could you confirm 125 works
> will be commenced from 10th May.
> We appear to be having a breakdown of communications, Phil and his
> client Tonia are becoming increasingly frustrated.
>
>
> Nick Massingham BSc (Hons) MIRPM

> Development Manager
>
> 20:20 House (Residential Management) Limited
> Appointed Agent - Estata Limited
>
>
> Tel: 0113 88 002 88
>
> E-mail: info@2020leeds.co.uk
>
> This email and any attachments to it may be confidential and are
> intended solely for the use of the individual to whom it is addressed.
> Any views or opinions expressed are solely those of the author and do
> not necessarily represent those of Estata Limited or any management
> company indicated.
>
> If you are not the intended recipient of this email, you must neither
> take any action based upon its contents, nor copy or show it to anyone.
>
> Please contact the sender if you believe you have received this email in error.
>
> Estata Limited is registered in the UK, Company Registration Number: 06887714.
>
> Correspondence Address: Management Office, 20:20 House, Skinner Lane,
> Leeds LS7 1BB
>
> On Mon, 19 Apr 2021 at 15:39, Nick Massingham <nick@2020leeds.co.uk> wrote:
>>
>> Lee,
>>
>> Could Phil have an update on 125 as requested below?
>>
>> Thank you
>>
>>
>>
>> On Mon, 19 Apr 2021 at 09:36, phil@habitrliving.co.uk <phil@habitrliving.co.uk> wrote:
>>>
>>> Morning
>>> Just resending this so its fresh in everyone's mail box and can be actioned today. Would like to know the works are starting on 125 on
the 10th May so I can update Tonia Investments
>>>
>>> On 17/04/2021 09:01 phil@habitrliving.co.uk <phil@habitrliving.co.uk> wrote:
>>>
>>>
>>> Nick
>>> As you know I have started to receive calls from landlords upset about what is happening to the inside of their flats
>>> Flat 125 will be empty on the 10th May and I want the internal works on this done then.
>>> I can not move a tenant in and expect them to move out a month or so later. Funding must now be in place (if not this works can be
done anyway and costs recovered later) as the letters have gone out to all landlords. Tonia have been hot very hard by the delays to the
works and now the fiasco on the internal works for a extra bit of condensation
>>> No tenant will move in to 125 if they have to move out and as the letter has now gone out I will have to disclose this to the future
tenant
>>> Phil
>>>
>>> On 17/03/2021 10:27 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>>
>>>
>>> Hi Phil,
>>>
>>> To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address
above) and me to verify and for forward transmission to Nick.
>>>
>>> 20:20 House (Residential Management) Ltd
>>> 2020 Building
>>> Skinner Lane
>>> LeedsLS7 1BB
>>>
>>> Kind regards, Lee
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>>> -----Original Message-----

> >> > From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
> >> > Sent: 15 March 2021 14:57
> >> > To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> >> > Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>
> >> > Subject: RE: Re: VCL Internal works
> >> >
> >> > Hi Lee
> >> > As we are supposed to starting flat 239 on Thursday can you confirm the cost for removing furniture etc is covered by someone?
> >> > Phil
> >> >
> >> > On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> >> >>
> >> >>
> >> >> Hi Phil,
> >> >>
> >> >> Good to meet you too.
> >> >>
> >> >> Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
> >> >>
> >> >> In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?
> >> >>
> >> >> Kind regards, Lee
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-----Original Message-----
> >> >> From: phil@habitiliving.co.uk <phil@habitiliving.co.uk>
> >> >> Sent: 13 March 2021 11:26
> >> >> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> >> >> Cc: Nick Massingham <nick@2020leeds.co.uk>
> >> >> Subject: Fwd: Re: VCL Internal works
> >> >>
> >> >> Hi
> >> >> Good to meet you other day
> >> >> You were copied into the email last week but here is confirmation of costs
> >> >>
> >> >> Cost to moving furniture out and then back in is £200 inc vat Cost for
> >> >> storage of furniture in 1 bed flat is £174.94 for the week (7 days)
> >> >> Cleaning - assess after each one, £15 per hour Electrician - to carry
> >> >> out test after work to comply with regs £60.00
> >> >>
> >> >> My management fee is £200.00 for each flat. This will be dealing with all the above, plus filming flats before and after works and dealing with tenants
> >> >>
> >> >> Who is looking for serviced apartments - booking etc?
> >> >>
> >> >>
> >> >>
----- Original Message -----
> >> >> From: PHIL TIMMS <Phil@habitiliving.co.uk>
> >> >> To: Anthony Marley <Anthony@ballymorecivils.com>
> >> >> CC: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>,
> >> >> Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>
> >> >> Date: 08/03/2021 11:08
> >> >> Subject: Re: VCL Internal works
> >> >>
> >> >>
> >> >> Thanks for the update
> >> >> Cost to moving furniture out and then back in is £200 inc vat Cost for
> >> >> storage of furniture in 1 bed flat is £174.94 for the week (7 days)
> >> >> Cleaning - how much dust is there going to be? I was waiting from Jo
> >> >> with regards to cutting of plaster boards inside or outside the flat?
> >> >> Are all white goods going to be sealed so no dust gets in at all
> >> >> Electrician - to carry out test (I will get a price in next few days)
> >> >> Phil
> >> >>
> >> >> > On 08/03/2021 10:19 Anthony Marley <anthony@ballymorecivils.com> wrote:
> >> >> >

> >> > > > > >>>
> >> > > > > >>> If you are not the intended recipient of this email, you must
> >> > > > >>> neither take any action based upon its contents, nor copy or show it to anyone.
> >> > > > >>>
> >> > > > >>> Please contact the sender if you believe you have received this email in error.
> >> > > > >>>
> >> > > > >>> Estata Limited is registered in the UK, Company Registration Number: 06887714.
> >> > > > >>>
> >> > > > >>> Correspondence Address: Management Office, 20:20 House, Skinner
> >> > > > >>> Lane, Leeds LS7 1BB
> >> > > > >>>
> >> > > > >>> On Thu, 4 Mar 2021 at 08:56, PHIL TIMMS <Phil@habitiliving.co.uk> wrote:
> >> > > > >>>
> >> > > > >>> Further to the email yesterday on the internal remedial works
> >> > > > >>> on the top floor of 2020 House I will need to see a EICR
> >> > > > >>> certificate from a qualified electrician (NICEC registered)
> >> > > > >>> for each property as then protects me and the landlord and is
> >> > > > >>> compliant with current government legislation. I will like each
> >> > > > >>> report emailed to me for my records
> >> > > > >>>
> >> > > > >>>
> >> > > > >>> On 03/03/2021 16:34 PHIL TIMMS <phil@habitiliving.co.uk> wrote:
> >> > > > >>>
> >> > > > >>>
> >> > > > >>> On the 2/3/21 I attended a meeting with Conor, Jo & Anthony with regards to the top floor flats at 2020 House and the
internal remedial works required to stop condensation.
> >> > > > >>> Part of the conversation came around to two x 1 beds becoming
> >> > > > >>> empty in March and I would keep these empty to allow a dry run
> >> > > > >>> of the internal works. The landlord of these losing income I
> >> > > > >>> have been told today by Conor that minutes were taken of the conversation. Strange as I saw no one writing or
recording the conversation. I would like to see these minutes asap I said and I quote "I think flat 239 contract ends on the 15th March but I
will confirm " I was expecting an email from the project manager following the meeting to confirm all the points raised - relocating tenant,
removal of furniture, storage of furniture, compensation etc. I have had nothing since even though I have started to get prices for all of these
I met Conor today to allow him access to flat 240.
> >> > > > >>> I have then been told by Conor that lads are booked in to start work on the flats on the 15th. And that is this doesn't
happen I will have to pay for all the costs incurred. At no time did I say you could have access to flat 239 on the 15th. Someone should have
have had the professionalism to email me to get confirmation of what date they could get into the property. Not threaten me!
> >> > > > >>>
> >> > > > >>> The tenant in flat 239 has the legal right to remain in the
> >> > > > >>> flat until 12 mid day on the 15th March. Then I need to go in and inspect the flat as part of the contract so I can return
their deposit. This is done 3 days later due to Covid and my own health and safety and is booked in my diary. I manage over 250 flats and
have a packed diary The date you can have access to the flat is the 18th March.
> >> > > > >>> Flat 240 contract ends 24/3/21 and inspection booked in 27/03/21.
> >> > > > >>> If they hand keys back earlier I can bring this forward
> >> > > > >>>
> >> > > > >>> The so called minutes of the meeting also said all furniture
> >> > > > >>> needed to be taken out of the flat for safety. today this has
> >> > > > >>> changed and Conor says this doesn't need to happen and it can
> >> > > > >>> stay in the flat even though you all raised concerns over
> >> > > > >>> damages. Can someone please email me what is actually going on
> >> > > > >>> as I need to keep a flat empty for storage I also need someone
> >> > > > >>> to confirm who will be paying the rent for the empty flat that
> >> > > > >>> is being used for storage. I am here to help and have been
> >> > > > >>> asked to do a lot to facilitate the moving in and out of
> >> > > > >>> tenants. I will however not be threatened Phil
> >> > > > >>>
> >> > > > >>> On 27/02/2021 08:56 PHIL TIMMS <phil@habitiliving.co.uk> wrote:
> >> > > > >>>
> >> > > > >>>
> >> > > > >>> Hi
> >> > > > >>> sorry to be a pain. Can we 9.30 as I need an hour to go
> >> > > > >>> through all the issues of the morning from tenants
> >> > > > >>>
> >> > > > >>> On 26/02/2021 16:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> >> > > > >>>
> >> > > > >>>
> >> > > > >>> Okay, lets go with Tuesday at 9.00am. Phil and Nick, does this work for you?
> >> > > > >>>
> >> > > > >>> Regards, Lee
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> >> > > > > > >>>>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> >> > > > > >>>>> Cc: PHIL TIMMS <Phil@habitiliving.co.uk>; Nick Massingham
> >> > > > >>>>> <nick@2020leeds.co.uk>; Conor Cusack
> >> > > > >>>>> <conor@ballymoreservices.com>; James McCallan
> >> > > > >>>>> <James@ballymorecivils.com>; Burke, Martin
> >> > > > >>>>> <Martin.Burke@fgould.com>; Jo Pearson
> >> > > > >>>>> <j.pearson@cardoemartin.co.uk>
> >> > > > >>>>> Subject: Re: VCL Internal works
> >> > > > >>>>>
> >> > > > >>>>> Lee
> >> > > > >>>>>
> >> > > > >>>>> Tuesday 2nd March works for me.
> >> > > > >>>>> Regards
> >> > > > >>>>>
> >> > > > >>>>> Anthony Marley
> >> > > > >>>>> Ballymore Civils Ltd
> >> > > > >>>>>
> >> > > > >>>>>
> >> > > > >>>>>
> >> > > > >>>>> On 26 Feb 2021, at 14:26, Lee Rhodes <L.Rhodes@cardoemartin.co.uk> wrote:
> >> > > > >>>>> Anthony, What day is good for you?
> >> > > > > >>>>>
> >> > > > >>>>> Regards, Lee
> >> > > > >>>>> <<image074072.png>>
> >> > > > >>>>> <<image699356.png>>
> >> > > > >>>>> <<image986651.png>> <<image739422.png>> <<image350945.png>>
> >> > > > >>>>> <<image765164.png>> <<image114322.png>> <<image117445.png>>
> >> > > > >>>>> <<image361550.png>> <<image275415.png>> <<image223770.png>>
> >> > > > >>>>> <<image327969.png>> <<image362175.png>> <<image357393.png>>
> >> > > > >>>>> <<image437569.png>> <<image922009.png>> <<image737368.png>>
> >> > > > >>>>> -----Original Message-----
> >> > > > >>>>> From: PHIL TIMMS <Phil@habitiliving.co.uk>
> >> > > > >>>>> Sent: 26 February 2021 14:25
> >> > > > >>>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick
Massingham <nick@2020leeds.co.uk>
> >> > > > >>>>> Cc: Conor Cusack <conor@ballymoreservices.com>; Anthony
Marley <Anthony@ballymorecivils.com>; James McCallan
> >> > > > >>>>> <James@ballymorecivils.com>; Burke, Martin
> >> > > > >>>>> <Martin.Burke@fgould.com>; Jo Pearson
> >> > > > >>>>> <j.pearson@cardoemartin.co.uk>
> >> > > > >>>>> Subject: RE: VCL Internal works
> >> > > > >>>>>
> >> > > > >>>>> Monday onwards
> >> > > > >>>>>
> >> > > > >>>>> On 26/02/2021 13:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> >> > > > >>>>>
> >> > > > >>>>>
> >> > > > >>>>> Hi Phil,
> >> > > > >>>>>
> >> > > > >>>>> That's great. What day next week would be best for you?
> >> > > > > >>>>>
> >> > > > > >>>>> Kind regards, Lee
> >> > > > > >>>>>
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> >> > > > > >>>>> -----Original Message----- > From: PHIL TIMMS
> >> > > > > >>>>> <Phil@habitiliving.co.uk> > Sent: 26 February 2021 13:45 >
> >> > > > >>>>> To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick
Massingham > <nick@2020leeds.co.uk> > Cc: Conor Cusack
> >> > > > >>>>> <conor@ballymoreservices.com>; Anthony Marley >
> >> > > > >>>>> <Anthony@ballymorecivils.com>; James McCallan >
> >> > > > >>>>> <James@ballymorecivils.com>; Burke, Martin
> >> > > > >>>>> <Martin.Burke@fgould.com>; Jo Pearson
> >> > > > >>>>> <j.pearson@cardoemartin.co.uk> > Subject: RE: VCL Internal
> >> > > > >>>>> works > > Hi > I am here to help and assist. If a tenant
> >> > > > >>>>> says no access I will need to seek legal advice. Its covid and most tenants are at home working and paying high rents.
> >> > > > >>>>>
> >> > > > >>>>> On 26/02/2021 13:37 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> >> > > > >>>>>
> >> > > > >>>>>
> >> > > > > >>>>> Hi Tim,
> >> > > > > >>>>>

> >> > > > > >>>>>> 8
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> >> > > > >>>>> DAiLCJQljoV2luMzliLCJBtil6lk1haWwiLCJXVCI6Mn0%3D%7C1000&am
> >> > > > > >>>>> p
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> >> > > > >>>>> gXLIQ7RXLRwUby4KQxx2pUQPojmiDgmB1iiLFOns%3D&reserved=0
> >> > > > > >>>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoemartin.co.uk>)
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> >> > > > >>>>> %7C6797600218174ccc5b6f08d8da5cade6%7C263d1345f6f94faaa340f
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> >> > > > >>>>> %7C0%7C0%7C637499438873422331%7CUnknown%7CTWFpbGZsb3d8eyJWIj
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> >> > > > >>>>> OgXLIQ7RXLRwUby4KQxx2pUQPojmiDgmB1iiLFOns%3D&reserved=0
> >> > > > >>>>>)
> >> > > > >>>>> ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.
> >> > > > >>>>> Have a look at one of the specialists in tenant and landlord insurance by visiting HomeLet's website.
> >> > > > >>>>> You can also call them on 01522 838814 by quoting 1505649.
> >> > > > >>>>> This message, together with any attachments, is for the confidential and exclusive use of the person or organisation to whom it is addressed. It may contain information, which is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the intended recipient, you must not disclose, copy, distribute or take any action in reliance on it. If you have received this in error please delete the message, and any attachments, from your system immediately and notify us by return email. Any photographs or illustrations of deals laid out in this email are generic and should be taken as a guide only. Email may be intercepted or affected by viruses and Habito Limited accepts no responsibility for any interception or liability for any form of virus introduced with this email.
> >> > > > > >>>>>
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> >> > > > > >>>>> phil timms - director.
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> >> > > > > >>>>> %25
> >> > > > > >>>>> 2F%2Fwww.h >
> >> > > > > >>>>> [abitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem)
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> >> > > > > >>>>> [tin.co.uk%2F](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.tin.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem) >
> >> > > > > >>>>> 7C02170a865b444869568808d8da6246b8%7C263d1345f6f94faaa340f8
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> >> > > > > >>>>> 7C0%7C0%7C637499462934276295%7CUnknown%7CTWFpbGZsb3d8eyJWIj
> >> > > > > >>>>> o
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> >> > > > > >>>>> DAiLCJQljoV2luMzliLCJBtil6lk1haWwiLCJXVCI6Mn0%3D%7C1000&am
> >> > > > > >>>>> p
> >> > > > > >>>>> ;sdata=KJc >
> >> > > > > >>>>> N4PS3GFHCn4N3j3vykX2Bb7qyb%2F3vQzkO5x8tbJk%3D&reserved=0
> >> > > > > >>>>> 0
> >> > > > > >>>>> (<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem>)
> >> > > > > >>>>>
> >> > > > > >>>>> [habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem)
> >> > > > > >>>>> a
> >> > > > > >>>>> [rtin.co.uk%2F](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.rtin.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem) >
> >> > > > > >>>>> 7C02170a865b444869568808d8da6246b8%7C263d1345f6f94faaa340f
> >> > > > > >>>>> 8
> >> > > > > >>>>> 8acf56c077 >
> >> > > > > >>>>> 7C0%7C0%7C637499462934276295%7CUnknown%7CTWFpbGZsb3d8eyJWIj
> >> > > > > >>>>> j
> >> > > > > >>>>> [oiMC4wLjAw](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.tin.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoem) >
> >> > > > > >>>>> MDAiLCJQljoV2luMzliLCJBtil6lk1haWwiLCJXVCI6Mn0%3D%7C1000&a

> >> > > > > > >>>>>> m
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> >> > > > >>>> =
> >> > > > >>>>> 0) > ARE YOU INSURED? Tenant or Landlord, it's vitally
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> > Appointed Agent - Estata Limited
>
>
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>

phil timms - director.
0113 8805645

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<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoemartin.co.uk%7C3bb0ea8773841029bf108d903df8e58%7C263d1345f6f94faaa340f88acf56c077%7C0%7C0%7C637545080966514802%7CUknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQljoiv2luMzliLCJBtil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&data=ToMGk5O%2FYyFVnejShTBXj8xL%2BvHQJ9gNpJZi56k%2BYKc%3D&reserved=0>
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.habitoliving.co.uk%2F&data=04%7C01%7Cl.rhodes%40cardoemartin.co.uk%7C3bb0ea8773841029bf108d903df8e58%7C263d1345f6f94faaa340f88acf56c077%7C0%7C0%7C637545080966514802%7CUknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQljoiv2luMzliLCJBtil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&data=ToMGk5O%2FYyFVnejShTBXj8xL%2BvHQJ9gNpJZi56k%2BYKc%3D&reserved=0>

ARE YOU INSURED? Tenant or Landlord, it's vitally important you have insurance.

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You can also call them on 01522 838814 by quoting 1505649.

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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

20 April 2021 at 12:47

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>

Cc: Alex Blenard <a.blenard@rpp.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, "Burke, Martin" <Martin.Burke@fgould.com>

Thanks Lee

The more we can do with tenants not in the better for all

> On 20/04/2021 11:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
>
> Hi Phil,
>
> Thanks for getting back to me. I'll speak to Ballymore in relation to timescales and confirm back to you.
>
> Totally appreciate the required internal works aren't what everyone wants to hear and it's not a simply case of moving tenants out. We understand and appreciate you will be at the forefront of having to deal with tenants.
>
> I'll confirm tomorrow who will be the Ballymore point of contact.
>
>
> Regards, Lee
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[Quoted text hidden]

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>>> --
>>>

>>> Nick Massingham BSc (Hons) MIRPM

>>> Development Manager

>>>

>>> 20:20 House (Residential Management) Limited

>>> Appointed Agent - Estate Limited

> > >
 > > >
 > > > Tel: 0113 88 002 88
 > > >
 > > > E-mail: info@2020leeds.co.uk
 > > >
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 > phil timms - director.
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phil timms - director.
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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)
 [Quoted text hidden]

phil@habitoliving.co.uk <phil@habitoliving.co.uk>

22 April 2021 at 09:05

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, "conor@ballymoreservices.com" <conor@ballymoreservices.com>

Morning

Has the internal works been Ok'd for 125. I have some positive news. From May onwards we can legally ask tenants to vacate flats for the two weeks as covid reg's stop!

Conor - off to of my head I do not think the kitchen needs to come out in 125 as its back onto the corridor

Please let me know asap as Tonia are very keen to get works done on empty flats asap to avoid the chaos of moving tenants in and out. Am I still organising the furniture out and in etc as with 239?

> On 20/04/2021 11:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
 >
 >
 > Hi Phil,
 >
 > Thanks for getting back to me. I'll speak to Ballymore in relation to timescales and confirm back to you.
 >
 > Totally appreciate the required internal works aren't what everyone wants to hear and it's not a simply case of moving tenants out. We understand and appreciate you will be at the forefront of having to deal with tenants.
 >

> I'll confirm tomorrow who will be the Ballymore point of contact.

>

> Regards, Lee

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>>> Nick Massingham BSc (Hons) MIRPM

>>> Development Manager

>>>

>>> 20:20 House (Residential Management) Limited

>>> Appointed Agent - Estata Limited

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>>> Tel: 0113 88 002 88

>>>

>>> E-mail: info@2020leeds.co.uk

>>>

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> phil timms - director.

> 0113 8805645

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 0113 8805645
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<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)
 [Quoted text hidden]

Lee Rhodes <l.rhodes@cardoemartin.co.uk>

22 April 2021 at 10:01

To: "phil@habitoliving.co.uk" <phil@habitoliving.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, "conor@ballymoreservices.com"
 <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, Anthony Marley <Anthony@ballymorecivils.com>
 Cc: "Burke, Martin" <Martin.Burke@fgould.com>

Hi Phil,

That's great news. I've got a call with Homes England later to discuss, but Ballymore are gearing up to undertake the works on 125. Are there any other penthouse units available / vacant from the 10th May?.

Please note the programme issued in relation to sequencing is only provisional and Ballymore can be flexible and sequence different if required, although we need to undertake 2no. units at the same time and aim to complete within the total programme time frame.

Kind regards, Lee

LEE RHODES MRICS

REGIONAL DIRECTOR

TEL	01145 537 800	FAX	020 7563 8901
DIRECT	01145 537 802	MOBILE	075 5128 6996
EMAIL	l.rhodes@cardoemartin.co.uk		
ADDRESS	Aizlewood Business Centre, Aizlewood's Mill, Nursery Street, Sheffield S3 8GG		

CARDOEMARTIN.CO.UK



WE'RE HERE TO HELP!

CARDOE MARTIN

CARDOE MARTIN IS CURRENTLY OPERATING IN LINE WITH GOVERNMENT GUIDELINES AND OUR TEAM IS AVAILABLE TO HELP YOU WITH A FULL RANGE OF COMMERCIAL AND RESIDENTIAL SURVEYING REQUIREMENTS.

CONTACT THE TEAM ON ENQUIRIES@CARDOEMARTIN.CO.UK

-----Original Message-----

From: phil@habitoliving.co.uk <phil@habitoliving.co.uk>
 Sent: 22 April 2021 09:06
 To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>; Nick Massingham <nick@2020leeds.co.uk>; conor@ballymoreservices.com
 Subject: RE: Re: VCL Internal works

Morning

Has the internal works been Ok'd for 125. I have some positive news. From May onwards we can legally ask tenants to vacate flats for the two weeks as covid reg's stop!

Conor - off to my head I do not think the kitchen needs to come out in 125 as its back onto the corridor

Please let me know asap as Tonia are very keen to get works done on empty flats asap to avoid the chaos of moving tenants in and out. Am I still organising the furniture out and in etc as with 239?

> On 20/04/2021 11:21 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>

> Hi Phil,

>

> Thanks for getting back to me. I'll speak to Ballymore in relation to timescales and confirm back to you.

>

> Totally appreciate the required internal works aren't what everyone wants to hear and it's not a simply case of moving tenants out. We understand and appreciate you will be at the forefront of having to deal with tenants.

>

> I'll confirm tomorrow who will be the Ballymore point of contact.

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> Regards, Lee

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> > Subject: Re: Re: VCL Internal works
>
> > Lee,
>
> > Phil has chased me again on the below, could you confirm 125 works
> > will be commenced from 10th May.
> > We appear to be having a breakdown of communications, Phil and his
> > client Tonia are becoming increasingly frustrated.
>
>
> > Nick Massingham BSc (Hons) MIRPM
> > Development Manager
>
> > 20:20 House (Residential Management) Limited
> > Appointed Agent - Estata Limited
>
>
> > Tel: 0113 88 002 88
>
> > E-mail: info@2020leeds.co.uk
>
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>
> > On Mon, 19 Apr 2021 at 15:39, Nick Massingham <nick@2020leeds.co.uk> wrote:
>>
>>> Lee,
>>>
>>> Could Phil have an update on 125 as requested below?
>>>
>>> Thank you
>>>
>>>
>>>
>>> On Mon, 19 Apr 2021 at 09:36, phil@habitooliving.co.uk <phil@habitooliving.co.uk> wrote:
>>>
>>>> Morning
>>>> Just resending this so its fresh in everyone's mail box and can be actioned today. Would like to know the works are starting on 125 on
the 10th May so I can update Tonia Investments
>>>>
>>>> On 17/04/2021 09:01 phil@habitooliving.co.uk <phil@habitooliving.co.uk> wrote:
>>>>
>>>>>
>>>>> Nick
>>>> As you know I have started to receive calls from landlords upset about what is happening to the inside of their flats
>>>> Flat 125 will be empty on the 10th May and I want the internal works on this done then.
>>>> I can not move a tenant in and expect them to move out a month or so later. Funding must now be in place (if not this works can be
done anyway and costs recovered later) as the letters have gone out to all landlords. Tonia have been hot very hard by the delays to the
works and now the fiasco on the internal works for a extra bit of condensation
>>>> No tenant will move in to 125 if they have to move out and as the letter has now gone out I will have to disclose this to the future
tenant
>>>> Phil
>>>>
>>>> On 17/03/2021 10:27 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
>>>>
>>>>>
>>>>> Hi Phil,
>>>>>
>>>>> To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address
above) and me to verify and for forward transmission to Nick.
>>>>>
>>>>> 20:20 House (Residential Management) Ltd
>>>>> 2020 Building
>>>>> Skinner Lane
>>>>> LeedsLS7 1BB
>>>>>
>>>>> Kind regards, Lee
>>>>>
>>>>>

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-----Original Message-----
> > >> > From: phil@habitooliving.co.uk <phil@habitooliving.co.uk>
> > >> > Sent: 15 March 2021 14:57
> > >> > To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> > >> > Cc: Nick Massingham <nick@2020leeds.co.uk>; Jo Pearson <j.pearson@cardoemartin.co.uk>
> > >> > Subject: RE: VCL Internal works
> > >> >
> > >> > Hi Lee
> > >> > As we are supposed to starting flat 239 on Thursday can you confirm the cost for removing furniture etc is covered by someone?
> > >> > Phil
> > >> >
> > >> > On 15/03/2021 14:10 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> > >> >
> > >> >
> > >> > Hi Phil,
> > >> >
> > >> > Good to meet you too.
> > >> >
> > >> > Thanks for confirming the below. I'll now be able to summarise all costs to Homes England and outline the strategy. We'll keep you updated.
> > >> >
> > >> > In terms of the services apartments! Is this something you could / would like to get involved with? You would have to include a management cost to organise etc?
> > >> >
> > >> > Kind regards, Lee
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-----Original Message-----
> > >> > From: phil@habitooliving.co.uk <phil@habitooliving.co.uk>
> > >> > Sent: 13 March 2021 11:26
> > >> > To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>
> > >> > Cc: Nick Massingham <nick@2020leeds.co.uk>
> > >> > Subject: Fwd: Re: VCL Internal works
> > >> >
> > >> > Hi
> > >> > Good to meet you other day
> > >> > You were copied into the email last week but here is confirmation of costs
> > >> >
> > >> > Cost to moving furniture out and then back in is £200 inc vat Cost for
> > >> > storage of furniture in 1 bed flat is £174.94 for the week (7 days)
> > >> > Cleaning - assess after each one, £15 per hour Electrician - to carry
> > >> > out test after work to comply with regs £60.00
> > >> >
> > >> > My management fee is £200.00 for each flat. This will be dealing with all the above, plus filming flats before and after works and dealing with tenants
> > >> >
> > >> > Who is looking for serviced apartments - booking etc?
> > >> >
> > >> >
> > >> >
----- Original Message -----
> > >> > From: PHIL TIMMS <Phil@habitooliving.co.uk>
> > >> > To: Anthony Marley <Anthony@ballymorecivils.com>
> > >> > CC: Jo Pearson <j.pearson@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, Lee Rhodes <L.Rhodes@cardoemartin.co.uk>,
> > >> > Conor Cusack <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, "Burke, Martin" <Martin.Burke@fgould.com>, Rory McCallan <rory@ballymoreservices.com>
> > >> > Date: 08/03/2021 11:08
> > >> > Subject: Re: VCL Internal works
> > >> >
> > >> >

> > >> > >> > >>>
> >>> > >> > >>>
> >>> > >> > >>> Tel: 0113 88 002 88
> >>> > >> > >>>
> >>> > >> > >>> E-mail: info@2020leeds.co.uk
> >>> > >> > >>>
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> >>> > >> > >>> Estata Limited is registered in the UK, Company Registration Number: 06887714.
> >>> > >> > >>>
> >>> > >> > >>> Correspondence Address: Management Office, 20:20 House, Skinner
> >>> > >> > >>> Lane, Leeds LS7 1BB
> >>> > >> > >>>
> >>> > >> > >>> On Thu, 4 Mar 2021 at 08:56, PHIL TIMMS <Phil@habitoliving.co.uk> wrote:
> >>> > >> > >>>
> >>> > >> > >>> Further to the email yesterday on the internal remedial works
> >>> > >> > >>> on the top floor of 2020 House I will need to see a EICR
> >>> > >> > >>> certificate from a qualified electrician (NICEC registered)
> >>> > >> > >>> for each property as then protects me and the landlord and is
> >>> > >> > >>> compliant with current government legislation. I will like each
> >>> > >> > >>> report emailed to me for my records
> >>> > >> > >>>
> >>> > >> > >>>
> >>> > >> > >>> On 03/03/2021 16:34 PHIL TIMMS <phil@habitoliving.co.uk> wrote:
> >>> > >> > >>>
> >>> > >> > >>>
> >>> > >> > >>> On the 2/3/21 I attended a meeting with Conor, Jo & Anthony with regards to the top floor flats at 2020 House and
the internal remedial works required to stop condensation.
> >>> > >> > >>> Part of the conversation came around to two x 1 beds becoming
> >>> > >> > >>> empty in March and I would keep these empty to allow a dry run
> >>> > >> > >>> of the internal works. The landlord of these losing income I
> >>> > >> > >>> have been told today by Conor that minutes were taken of the conversation. Strange as I saw no one writing or
recording the conversation. I would like to see these minutes asap I said and I quote "I think flat 239 contract ends on the 15th March but I
will confirm " I was expecting an email from the project manager following the meeting to confirm all the points raised - relocating tenant,
removal of furniture, storage of furniture, compensation etc. I have had nothing since even though I have started to get prices for all of these
I met Conor today to allow him access to flat 240.
> >>> > >> > >>> I have then been told by Conor that lads are booked in to start work on the flats on the 15th. And that is this doesn't
happen I will have to pay for all the costs incurred. At no time did I say you could have access to flat 239 on the 15th. Someone should have
have had the professionalism to email me to get confirmation of what date they could get into the property. Not threaten me!
> >>> > >> > >>>
> >>> > >> > >>> The tenant in flat 239 has the legal right to remain in the
> >>> > >> > >>> flat until 12 mid day on the 15th March. Then I need to go in and inspect the flat as part of the contract so I can
return their deposit. This is done 3 days later due to Covid and my own health and safety and is booked in my diary. I manage over 250 flats
and have a packed diary The date you can have access to the flat is the 18th March.
> >>> > >> > >>> Flat 240 contract ends 24/3/21 and inspection booked in 27/03/21.
> >>> > >> > >>> If they hand keys back earlier I can bring this forward
> >>> > >> > >>>
> >>> > >> > >>> The so called minutes of the meeting also said all furniture
> >>> > >> > >>> needed to be taken out of the flat for safety. today this has
> >>> > >> > >>> changed and Conor says this doesn't need to happen and it can
> >>> > >> > >>> stay in the flat even though you all raised concerns over
> >>> > >> > >>> damages. Can someone please email me what is actually going on
> >>> > >> > >>> as I need to keep a flat empty for storage I also need someone
> >>> > >> > >>> to confirm who will be paying the rent for the empty flat that
> >>> > >> > >>> is being used for storage. I am here to help and have been
> >>> > >> > >>> asked to do a lot to facilitate the moving in and out of
> >>> > >> > >>> tenants. I will however not be threatened Phil
> >>> > >> > >>>
> >>> > >> > >>> On 27/02/2021 08:56 PHIL TIMMS <phil@habitoliving.co.uk> wrote:
> >>> > >> > >>>
> >>> > >> > >>>
> >>> > >> > >>> Hi
> >>> > >> > >>> sorry to be a pain. Can we 9.30 as I need an hour to go
> >>> > >> > >>> through all the issues of the morning from tenants
> >>> > >> > >>>
> >>> > >> > >>> On 26/02/2021 16:51 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:
> >>> > >> > >>>
> >>> > >> > >>>
> >>> > >> > >>> Okay, let's go with Tuesday at 9.00am. Phil and Nick, does this work for you?
> >>> > >> > >>>
> >>> > >> > >>> Regards, Lee
> >>> > >> > >>>
> >>> > >> > >>>

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>> Nick Massingham BSc (Hons) MIRPM

>> Development Manager

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>> 20:20 House (Residential Management) Limited

>> Appointed Agent - Estata Limited

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>> Tel: 0113 88 002 88

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>> E-mail: info@2020leeds.co.uk

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phil@habitoliving.co.uk <phil@habitoliving.co.uk>

22 April 2021 at 10:49

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>, Nick Massingham <nick@2020leeds.co.uk>, "conor@ballymoreservices.com" <conor@ballymoreservices.com>, James McCallan <James@ballymorecivils.com>, Anthony Marley <Anthony@ballymorecivils.com>
 Cc: "Burke, Martin" <Martin.Burke@fgould.com>

Hi,

Potentially 237 is moving out and this may be ready for works to start on 24th May.

> On 22/04/2021 10:01 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>
 >
 > Hi Phil,
 >
 > That's great news. I've got a call with Homes England later to discuss, but Ballymore are gearing up to undertake the works on 125. Are there any other penthouse units available / vacant from the 10th May?
 >

> Please note the programme issued in relation to sequencing is only provisional and Ballymore can be flexible and sequence different if required, although we need to undertake 2no. units at the same time and aim to complete within the total programme time frame.

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>
> Kind regards, Lee
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>>>> Nick Massingham BSc (Hons) MIRPM
>>>> Development Manager
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>>>> 20:20 House (Residential Management) Limited
>>>> Appointed Agent - Estate Limited
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>>>> Tel: 0113 88 002 88
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James McCallan <James@ballymorecivils.com>

22 April 2021 at 11:21

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: "Burke, Martin" <Martin.Burke@fgould.com>, Nick Massingham <nick@2020leeds.co.uk>, Anthony Marley <Anthony@ballymorecivils.com>, Conor Cusack <conor@ballymoreservices.com>, Alex Blenard <a.blenard@rpp.co.uk>

Lee

I appreciate you are still in negotiations with Phil and Co, but we must stress that our price is based on working on two apartments at the same time and having complete continuity from when the works commence on 10th May through to completion 27th August. Anything other than this and costs will unfortunately increase.

Best Regards

James Mc Callan

Manager

Ballymore Services

Insurance Remediation | Fire Compliance | Roofing & Cladding | Property Development

[Quoted text hidden]

Anthony Marley <Anthony@ballymorecivils.com>

26 April 2021 at 13:18

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: "Burke, Martin" <Martin.Burke@fgould.com>, Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, Alex Blenard <a.blenard@rpp.co.uk>, James McCallan <James@ballymorecivils.com>, Hugh McCann <Hugh@ballymorecivils.com>

Lee

Can you give me an update on the VCL works for 20:20 House? It is my understanding that flat 125 is available from 10th May but flat 126 isn't available until the first week in June, as you know we have priced these works on the biases that 2 flats will be available at the same time and the works will run continuously.

In order for us to organise labour, book flights and accommodation we need to know by Friday 30th April if the current program is accepted by all parties concerned.

I appreciate that some flat's and dates may have to be tweaked within the program so the sooner everyone is in agreement the sooner we can commence.

Best regards,

Anthony Marley

Director

Ballymore Services is a trading name of Ballymore Civils Ltd

[Quoted text hidden]

James McCallan <James@ballymorecivils.com>

30 April 2021 at 15:53

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: "Burke, Martin" <Martin.Burke@fgould.com>, Nick Massingham <nick@2020leeds.co.uk>, Conor Cusack <conor@ballymoreservices.com>, Alex Blenard <a.blenard@rpp.co.uk>, Hugh McCann <Hugh@ballymorecivils.com>, Anthony Marley <Anthony@ballymorecivils.com>

Lee

Further to Anthony's email below, the 10th May start is no longer achievable as we have not been provided with the details of the apartments

to commence the works on, other than flat 125.

As per our VCL programme (attached again for reference) and as we have highlighted before, the apartment numbers can be re-organised to suit, but it must be on the basis of two apartments at the one time on a continual basis from commencement until completion as per our price submitted.

We are more than happy to re-arrange the commencement dates to either the 17th or 24th May, but we much have confirmation on the availability of all apartments by the next project meeting on site this Wednesday 5th May 2021 so we can arrange the resources required.

[Quoted text hidden]

 **Ballymore VCL Works Programme Rev 1.pdf**
176K

phil@habitrliving.co.uk <phil@habitrliving.co.uk>

8 May 2021 at 11:25

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Please find attached the invoice for the works carried out by myself for the internal remedial works on 239 due to cladding issues
Phil

> On 17/03/2021 10:27 Lee Rhodes <l.rhodes@cardoemartin.co.uk> wrote:

>

>

> Hi Phil,

>

> To confirm the costs are covered. Invoices should be made addressed to the following but sent to Alex Blenard (email address above) and me to verify and for forward transmission to Nick.

>

> 20:20 House (Residential Management) Ltd

> 2020 Building

> Skinner Lane

> LeedsLS7 1BB

>

> Kind regards, Lee

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[Quoted text hidden]

<http://www.habitoliving.co.uk> (<http://www.habitoliving.co.uk/>)

[Quoted text hidden]

 invoice(2020-239cladding).pdf

44K

phil@habitoliving.co.uk <phil@habitoliving.co.uk>

9 June 2021 at 17:33

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Hi

Can this invoice please be paid by Friday so I can pay over to Tonia

Thanks

[Quoted text hidden]

phil@habitoliving.co.uk <phil@habitoliving.co.uk>

9 June 2021 at 17:34

To: Lee Rhodes <l.rhodes@cardoemartin.co.uk>

Cc: Nick Massingham <nick@2020leeds.co.uk>, Jo Pearson <j.pearson@cardoemartin.co.uk>, Alex Blenard <a.blenard@rpp.co.uk>

Hi

Can this invoice please be paid as its now over a month

Has Carls from Scarlet Property Services been paid yet?

[Quoted text hidden]