

# *Boyce, Evens & Carpenter*

## **Chartered Surveyors**

Established 1847

Kevin J. Savage BSc MRICS  
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10 Genotin Terrace,  
Enfield,  
Middlesex, EN1 2AF

Tel: 020 8367 5100

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Your Ref:

Our Ref: D3827

Date: 12<sup>th</sup> November 2014

A. R. Lawrence & Sons Ltd.,  
72 Pine Walk,  
Carshalton Beeches,  
SURREY,  
SM5 4HD

For the attention of Richard Cue Esq.

Dear Sirs,

Mitre House, 124 Kings Road, London SW3 – External Repairs/Redecoration & Redecoration of Internal Common Parts

Following my site visit on 6<sup>th</sup> November 2014, I confirm that the rear elevation flat window repairs have now been satisfactorily completed. Accordingly, I enclose the payment cheques covering the agreed cost of repairs to Flats 2, 5, 6, 8 & 9. As previously, I would now ask that you provide receipted invoices in respect of the above, all of which should be sent c/o Paul Brown-Constable, Mitre House Management Ltd, 7 Mitre House, 124 Kings Road, London SW3 4TP, as follows:-

Flat 2 – Mr. Segar Karupiah - £585.00 + £117.00 VAT = £702.00

Flat 5 – Mrs. Michelle Hillgarth - £640.00 + £128.00 VAT = £768.00

Flat 6 – Jamil Raja/Dima International - £655.00 + £131.00 VAT = £786.00

Flat 8 – Christopher Leigh Pemberton Chelsea & Belgravia Investments Ltd - £745.00 + £149.00 VAT = £894.00

Flat 9 – Diago Fortunati - £800.00 + £160.00 VAT = £960.00

If you have any queries regarding the above, please let me know.

Yours faithfully,

Derek Isaacs,  
Chartered Building Surveyor

c.c. Paul Brown-Constable Esq., Mitre House Management Ltd (by e-mail)

Boyce Evens & Carpenter,  
Chartered Surveyors,  
10 Genotin Terrace,  
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Date

15<sup>th</sup> October 2014

Job No.

D3827

Mitre House, 124 Kings Road, London SW 3 – External Repairs/Redecoration  
& Redecoration of Internal Common Parts

FLAT 2 – SCHEDULE OF WINDOW REPAIRS (REAR ELEVATION)

1. To Window 50, carry out conservation joint repairs to both ends of bottom rail to top sash using Repair Care repair method P2. £50.00
2. To Window 50, renew the existing timber cill with new hardwood cill to match using Repair Care repair method C2, length 870mm approx. £95.00
3. To Window 50, carry out conservation joint repair to right hand end of bottom rail to bottom sash using Repair Care repair method P2. £25.00
4. To Window 50, carry out 100mm length splice repair to base of external lining to left hand box frame jamb using Repair Care repair method C4. £45.00
5. To Window 51, remove decayed timber from left hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm<sup>3</sup> in volume. £25.00
6. To Window 51, remove decayed timber from left hand end of bottom rail to bottom sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm<sup>3</sup> in volume. £25.00
7. To Window 52, carry out conservation joint repair to right hand end of bottom rail to top sash using Repair Care repair method P2. £25.00
8. To Window 52, carry out conservation joint repairs to both ends of bottom rail to bottom sash using Repair Care repair method P2. £50.00
9. To Window 52, remove decayed timber from both ends of cill and carry out two pack filler repairs using Repair Care repair method C1, each repair size < 50 cm<sup>3</sup> in volume. £50.00
10. To Window 52, remove decayed timber along bottom edge of cill and carry out two pack filler repair using Repair Care repair method C1, repair size 50-100 cm<sup>3</sup> in volume. £45.00
11. To Window 53, carry out conservation joint repairs to both top corners of box frame using Repair Care repair method P2. £50.00

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|-----|---|---------------------|
| 12. | To Window 53, carry out conservation joint repairs to both ends of bottom rail to bottom sash using Repair Care repair method P2.   | £50.00              |
| 13. | To Window 53, remove decayed timber from base of external lining to left hand box frame jamb and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume. | £25.00              |
| 14. | To Window 53, remove decayed timber from right hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                              | £25.00              |
|     | Sub Total   | <hr/> £585.00       |
|     | VAT @ 20%   | £117.00             |
|     | TOTAL   | <hr/> £702.00 <hr/> |

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Mitre House, 124 Kings Road, London SW 3 – External Repairs/Redecoration  
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FLAT 5 – SCHEDULE OF WINDOW REPAIRS (REAR ELEVATION)

1. To Window 46, carry out 100mm length splice repair to base of external lining to right hand box frame jamb using Repair Care repair method C4. £45.00
2. To Window 46, carry out conservation joint repair to right hand end of bottom rail to bottom sash using Repair Care repair method P2. £25.00
3. To Window 47, renew the existing cill with new hardwood cill to match using Repair Care repair method C2, length 870mm approx. £95.00
4. To Window 47, carry out 150mm length splice repair to base of external lining to left hand box frame jamb using Repair Care repair method C4. £45.00
5. To Window 47, carry out 150mm length splice repair to base of left hand pulley stile using Repair Care repair method C4. £45.00
6. To Window 47, remove decayed timber from base of left hand stile to bottom sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm<sup>3</sup> in volume. Include for inserting fixing across existing split. £25.00
7. To Window 47, carry out conservation joint repair to right hand end of bottom rail to bottom sash using Repair Care repair method P2. £25.00
8. To Window 48, remove decayed timber from left hand end of bottom rail to top sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm<sup>3</sup> in volume. £25.00
9. To Window 48, remove decayed timber from base of left hand stile to bottom sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm<sup>3</sup> in volume. £25.00
10. To Window 48, renew the existing timber cill with new hardwood cill to match using Repair Care repair method C2, length 870mm approx. £95.00
11. To Window 48, remove decayed timber from base of external linings to left hand and right hand box frame jambs and carry out two pack filler repairs using Repair Care repair method C1, each repair size < 50 cm<sup>3</sup> in volume. £50.00

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| 12. | To Window 49, carry out conservation joint repair to right hand end of bottom rail to bottom sash using Repair Care repair method P2.   | £25.00              |
| 13. | To Window 49, carry out 150mm length splice repair to right hand end of cill using Repair Care repair method C4.  | £45.00              |
| 14. | To Window 49, carry out 100mm length splice repair to base of external lining to right hand box frame jamb using Repair Care repair method C4.  | £45.00              |
| 15. | To Window 49, remove decayed timber from front edge of cill at left hand end and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume. | £25.00              |
|     | Sub Total   | <hr/> £640.00       |
|     | VAT @ 20%   | £128.00             |
|     | TOTAL   | <hr/> £768.00 <hr/> |

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Mitre House, 124 Kings Road, London SW 3 – External Repairs/Redecoration  
& Redecoration of Internal Common Parts

FLAT 6 – SCHEDULE OF WINDOW REPAIRS (REAR ELEVATION)

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|-----|--|--------|
| 1.  | To Window 39, carry out 150mm length splice repair to base of external linings to left hand and right hand box frame jambs using Repair Care repair method C4.   | £90.00 |
| 2.  | To Window 39, remove decayed timber from left hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                                | £25.00 |
| 3.  | To Window 39, remove decayed timber from base of right hand stile to bottom sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.              | £25.00 |
| 4.  | To Window 40, carry out conservation joint repairs to both top corners of box frame using Repair Care repair method P2.  | £50.00 |
| 5.  | To Window 40, carry out conservation joint repairs to both ends of bottom rail to top sash using Repair Care repair method P2.   | £50.00 |
| 6.  | To Window 40, carry out conservation joint repairs to both ends of bottom rail to bottom sash using Repair Care repair method P2.  | £50.00 |
| 7.  | To Window 40, carry out 250mm length splice repair to base of external lining to left hand box frame jamb using Repair Care repair method C4.  | £65.00 |
| 8.  | To Window 40, remove decayed timber from left hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                                | £25.00 |
| 9.  | To Window 41, carry out conservation joint repair to top left hand corner of box frame using Repair Care repair method P2.   | £25.00 |
| 10. | To Window 41, carry out conservation joint repair to left hand end of bottom rail to bottom sash using Repair Care repair method P2.   | £25.00 |
| 11. | To Window 41, remove decayed timber from base of external lining to right hand box frame jamb and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume. | £25.00 |

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| 12. | To Window 41, carry out conservation joint repair to left hand end of bottom rail to bottom sash using Repair Care repair method P2.  | £25.00              |
| 13. | To Window 41, remove decayed timber from left hand end of bottom rail to bottom sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume. | £25.00              |
| 14. | To Window 41, remove decayed timber from base of left hand pulley stile and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.              | £25.00              |
| 15. | To Window 41, remove decayed timber from left hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                       | £25.00              |
| 16. | To Window 42, remove decayed timber from base of left hand stile to bottom sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.      | £25.00              |
| 17. | To Window 42, carry out conservation joint repair to left hand end of bottom rail to bottom sash using Repair Care repair method P2.  | £25.00              |
| 18. | To Window 42, carry out conservation joint repair to right hand end of bottom rail to bottom sash using Repair Care repair method P2.   | £25.00              |
| 19. | To Window 42, remove decayed timber from left hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                       | £25.00              |
|     | Sub Total   | <hr/> £655.00       |
|     | VAT @ 20%   | £131.00             |
|     | TOTAL   | <hr/> £786.00 <hr/> |

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Mitre House, 124 Kings Road, London SW 3 – External Repairs/Redecoration  
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FLAT 8 – SCHEDULE OF WINDOW REPAIRS (REAR ELEVATION)

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|-----|---|--------|
| 1.  | To Window 35, carry out conservation joint repair to right hand end of bottom rail to bottom sash using Repair Care repair method P2.   | £25.00 |
| 2.  | To Window 35, remove decayed timber from left hand end of bottom rail to bottom sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.         | £25.00 |
| 3.  | To Window 35, carry out 100mm length splice repair to base of external lining to left hand box frame jamb using Repair Care repair method C4.   | £45.00 |
| 4.  | To Window 35, remove decayed timber from left hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                               | £25.00 |
| 5.  | To Window 36, carry out conservation joint repairs to both ends of bottom rail to top sash using Repair Care repair method P2.  | £50.00 |
| 6.  | To Window 36, carry out conservation joint repairs to both ends of bottom rail to bottom sash using Repair Care repair method P2.   | £50.00 |
| 7.  | To Window 36, remove decayed timber from base of external lining to left hand box frame jamb and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume. | £25.00 |
| 8.  | To Window 36, carry out 100mm length splice repair to base of external lining to right hand box frame jamb using Repair Care repair method C4.  | £45.00 |
| 9.  | To Window 36, renew the timber cill with new hardwood cill to match using Repair Care repair method C2, length 870mm approx.  | £95.00 |
| 10. | To Window 37, remove decayed timber from top left hand joint to box frame and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                    | £25.00 |
| 11. | To Window 37, carry out conservation joint repairs to both ends of bottom rail to bottom sash using Repair Care repair method P2.   | £50.00 |



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| 12. | To Window 37, carry out 100mm length splice repair to base of external lining to left hand box frame jamb using Repair Care repair method C4.  | £45.00              |
| 13. | To Window 37, renew the timber cill with new hardwood cill to match using Repair Care repair method C2, length 870mm approx.   | £95.00              |
| 14. | To Window 38, carry out conservation joint repair to right hand end of bottom rail to bottom sash using Repair Care repair method P2.  | £25.00              |
| 15. | To Window 38, remove decayed timber from left hand end of bottom rail to bottom sash and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                                | £25.00              |
| 16. | To Window 38, remove decayed timber from base of external linings to left hand and right hand box frame jambs and carry out two pack filler repairs using Repair Care repair method C1, each repair size < 50 cm <sup>3</sup> in volume. | £50.00              |
| 17. | To Window 38, remove decayed timber from left hand end and bottom edge of cill and carry out two pack filler repairs using Repair Care repair method C1, total repair size 50-100 cm <sup>3</sup> in volume.                             | £45.00              |
|     | Sub Total  | <hr/> £745.00       |
|     | VAT @ 20%  | £149.00             |
|     | TOTAL  | <hr/> £894.00 <hr/> |

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FLAT 9 – SCHEDULE OF WINDOW REPAIRS (REAR ELEVATION)

1. To Window 30, remove decayed timber from left hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm<sup>3</sup> in volume. £25.00
2. To Window 30, carry out conservation joint repairs to both ends of bottom rail to bottom sash using Repair Care repair method P2. £50.00
3. To Window 30, carry out conservation joint repair to left hand end of bottom rail to top sash using Repair Care repair method P2. £25.00
4. To Window 31 carry out 200mm length splice repair to base of right hand stile to top sash using Repair Care repair method C4. £65.00
5. To Window 31, carry out 100mm length splice repair to right hand end of bottom rail to top sash using Repair Care repair method C4. £45.00
6. To Window 31, renew the existing timber cill with new hardwood cill to match using Repair Care repair method C2, length 870mm approx. £95.00
7. To Window 31, carry out conservation joint repair to left hand end of bottom rail to top sash using Repair Care repair method P2. £25.00
8. To Window 31, carry out 150mm length splice repair to base of external lining to left hand box frame jamb using Repair Care repair method C4. £45.00
9. To Window 31, remove decayed timber from base of left hand pulley stile and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm<sup>3</sup> in volume. £25.00
10. To Window 31, carry out conservation joint repairs to both ends of bottom rail to bottom sash using Repair Care repair method P2. £50.00
11. To Window 31, remove decayed timber from base of right hand pulley stile and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm<sup>3</sup> in volume. £25.00

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| 12. | To Window 31, remove decayed timber from base of external lining to right hand box frame jamb and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume. | £25.00              |
| 13. | To Window 32, remove 1 No. cracked pane glass to top sash and re-glaze in clear sheet glass, size 260 x 320mm approx.  | £55.00              |
| 14. | To Window 32, carry out conservation joint repairs to both ends of bottom rail to top sash using Repair Care repair method P2.   | £50.00              |
| 15. | To Window 32, carry out conservation joint repairs to both ends of bottom rail to bottom sash using Repair Care repair method P2.  | £50.00              |
| 16. | To Window 32, remove decayed timber from both ends of cill and carry out two pack filler repairs using Repair Care repair method C1, each repair size < 50 cm <sup>3</sup> in volume.                              | £50.00              |
| 17. | To Window 32, carry out 150mm length splice repair to left hand end of bottom rail to bottom sash using Repair Care repair method C4.  | £45.00              |
| 18. | To Window 33, carry out conservation joint repair to right hand end of bottom rail to top sash using Repair Care repair method P2.   | £25.00              |
| 19. | To Window 33, remove decayed timber from right hand end of cill and carry out two pack filler repair using Repair Care repair method C1, repair size < 50 cm <sup>3</sup> in volume.                               | £25.00              |
|     | Sub Total  | <hr/> £800.00       |
|     | VAT @ 20%  | £160.00             |
|     | TOTAL  | <hr/> £960.00 <hr/> |

| Item          | Flat 1  | Flat 2  | Flat 3  | Flat 4  | Flat 5  | Flat 6  | Flat 7  | Flat 8  | Flat 9  | TOTAL<br>WINDOWS |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|
| Front Windows | 750     | 414     | 108     | 714     | 534     |         |         |         | 234     | 438              |
| Rear Windows  |         | 702     |         |         | 768     | 786     |         |         | 894     | 960              |
| TOTAL         | 750     | 1116    | 108     | 714     | 1302    | 786     | 0       | 1128    | 1398    | 7302             |
| Add FUNDS     | 2000    | 2000    | 2000    | 1458    | 2000    | 2542    | 2000    | 2000    | 2000    | 2000             |
| Water Tank    | 867.87  | 867.87  | 867.87  | 632.67  | 867.87  | 1109.13 | 867.87  | 867.87  | 867.87  | 867.87           |
| Comm. TV      | 593     | 593     | 593     | 682.54  | 843     | 758     | 593     | 593     | 593     | 593              |
| TOTAL         | 3460.87 | 3460.87 | 3460.87 | 2773.21 | 3710.87 | 4409.13 | 3460.87 | 3460.87 | 3460.87 |                  |
| GRAND TOTAL   | 4210.87 | 4576.87 | 3568.87 | 3487.21 | 5012.87 | 5195.13 | 3460.87 | 4588.87 | 4858.87 |                  |