

MAUNDER TAYLOR

Chartered Surveyors • Estate Agents • Managing Agents

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CB/MK/FOLIO 088/ Gen
To All Lessees at Mitre House

30th April 2018

Dear Lessee

Re: Proposed external and internal repair and redecoration project at Mitre House

Further to our Notice of Intention dated 25th January 2018 we write following an observation which was received from a leaseholder who suggested that a saving could be achieved by doing both external and internal project concurrently and would minimise disruption to the residents of Mitre House. Currently, it is proposed for an external major works project to commence in 2019 and internal major works project to commence in 2021. If they were to be carried out concurrently then it would be intended that both projects are undertaken in 2020.

We have liaised with our proposed surveyor for these projects, Samuel Owen of CS2 Chartered Surveyors, who has undertaken an inspection of Mitre House to allow him to be in a position to provide budget figures on the basis that the projects were carried separately and concurrently.

If the external and internal projects were to be undertaken separately then Samuel Owen has allowed a cost of £63,545.56 for the external project and £44,442.90 for the internal project. Both figures are inclusive of VAT and fees. This is a total projected spend of £107,988.46

If the projects were to be undertaken concurrently then a cost of £104,869.66 inclusive of VAT and fees has been allowed for.

You will note from these figures that the cost saving is minimal. The difference in cost is attributed to the contractor doubling up on their site management and preliminary costs when undertaken as two separate projects.

Please note these figures make no allowance for fluctuations in market costs, inflation etc. and are based on current rates at the time of issue.



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B R Maunder Taylor FRICS, MAE • N B Maunder Taylor BSc (Hons), FRICS
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Based on this information we wish to gauge the views of all leaseholders as to whether you are happy for the intended programme of commencing external major works in 2019 and internal major works in 2021 or if you would like to proceed by having both projects undertaken concurrently in 2020.

If you could please complete the voting slip below and return to the undersigned it would be greatly appreciated.

Yours sincerely

Chris Hollis Browne

Chris Hollis-Browne MIRPM AssocRICS (01707 871 711)
For and on behalf of Maunder Taylor

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I am happy for the external and internal projects to be carried out separately.

I am happy for the external and internal projects to be carried out concurrently.

Name: _____

Flat No.: _____