

# Brian Gale Associates

INDEPENDENT CHARTERED SURVEYORS  
Since 1985

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Our ref: PBM/sd/10876a

To: BRIAN GALE  
\* MARTIN RUSSELL JONES  
16<sup>th</sup> March 2006  
(By Recorded delivery)

Dear Sir/Madam


## RE: DECORATION OF WINDOWS

The standard of workmanship undertaken by Mansells has not been acceptable and I requested that they carry out redecoration to windows and this includes the correct decoration of sills and the surrounding frames and sashes. Mansells have informed me that they have now completed this work. It is very difficult for me to gain access into all flats in one visit, therefore I would be grateful if you could contact me to inform me if any of the redecoration has not been undertaken or there are still problems in respect of poor preparation, painting and sticking windows/sashes.

I would be grateful if you could contact me as a matter of urgency if you are aware any defects. The Defects Liability Period is due to expire in April and I would also like to be able to gain access to check the paintwork to ensure that work has been undertaken correctly.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely

  
Patrick Moyle B.Sc. M.R.I.C.S.  
For and on Behalf of Brian Gale  
Chartered Surveyors

Cc: Martin Russell Jones

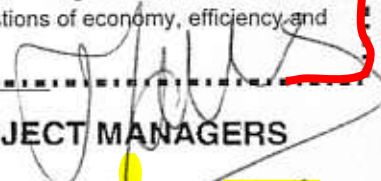
Mr Gale's letter of 19 October 2005 suggested that he had NOT PROPERLY SUPERVISED the works. This letter confirms it.

The 15 July 2002 demand to leaseholders included over £60,000 of management fees for Mr Gale. He should not receive this payment.

He has, once again, demonstrated his incompetence (Leasehold Valuation Tribunal determination of 17 June 2003, as well as the High Court case, Wallace vs. Brian Gale Associates, 1994-1997)

It also means that Martin Russell Jones has breached Rule 13.1 of the 'The RICS Service Charge Residential Management Code' - "Dealing with contractors with attention to questions of economy, efficiency and quality of service"

PROPERTY VALUERS BUILDING SURVEYORS PROJECT MANAGERS  
Reigate - London - Horsham

  
2 April 2006

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