



BLOCK MANAGEMENT DEPARTMENT
Martyn Gerrard House, 197 Ballards Lane, Finchley, London N3 1LP
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"50 years of fulfilling dreams"

Ms N Y S Klosterkotter-Dit-Rawe
3 Jefferson House
11 Basil Street
London

SW3 1AX

Our Ref: OL/12820/12820

No Reference
to my letter
to him of
10.02.14 -
he has NOT
Acknowledged

03 April 2014

Dear Ms Klosterkotter-Dit-Rawe,

RE: 3 Jefferson House 7-13 Basil Street London - BOILER WORKS

I am now updating you to advise you that the boiler works for Jefferson House will commence on 28th April 2014 and are anticipated to take approximately 5 weeks.

During this time the heating will be turned off but you will still have hot water daily by way of a temporary boiler which will be installed for that period.

Disruption in the building will be kept to a minimum as the boiler and ancillary rooms are located at the rear of the building, however you may be aware of some noise during the day when boiler sections are removed.

During this period the central heating system will be drained down and there will be an opportunity for any lessee who requires new thermostatic valves stored on their radiators to have them installed by Linton Services.

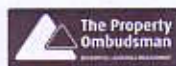
Linton Services are the only company that has authority to carry out these works and they can provide you with a direct quotation for these works.

It is hoped that if there are quite a few people who require new valves to their radiators that it can be offered at a discounted service.

Obviously the works to the radiators will have to be carried out in a period agreeable with both the owner of the flat and the contractor and I would ask you to make contact with Linton Services on 0870 770 0975 or email at graham@lyntonservices.fsnet.com

Neither Martyn Gerrard nor their client is responsible for the thermostatic valves contained within your property. These are your responsibility under the terms of the lease and obviously this is the best time to have these works carried out.

If you decide that you wish to have them carried out at a later time, you will obviously be responsible for the costs of draining down the system and it seems to make good sense to have these works carried out whilst the system is drained down.



Whilst on site yesterday with the contractors we visited 2 of the flats and have to advise that the pipe work to the radiators was in poor condition and it may well be that extra works are required to both the pipe leading to the radiator so as to enable a thermostatic valve to be installed.

Obviously these works are not compulsory and you do not have to have them carried out, however some lessees have indicated to us recently that it would be nice to have a different temperature in the bedroom then they do in the lounge and in fact some lessees do not want the heating at all on in their bedroom.

I must also remind you that we have issued demands for the boiler works in accordance with the notices issued previously and if you have not paid your contribution would you please ensure that this is paid urgently so as to ensure that the works can commence on 28th April.



Finally if you do email Linton Services in relation to the works requested would you kindly copy us in at the email address above so that we are aware of the number of people making enquiries in relation to these works.

Works are only to the radiators and would not include the heated towel rail which is on a totally separate system.

If there are any other items of maintenance or concerns you have in the building please feel free to contact me.

Yours sincerely,

Jon Wolbrom MIRPM
HEAD OF BLOCK MANAGEMENT DEPARTMENT

* No mention of my 10.02.14 letter to him. he has NOT Acknowledged.

As explained in this letter I have ALREADY PAID for the boiler.

Comments from Noëlle Klosterkötter-Dit-Rawé (www.leasehold-outrage.com)

See my Comments attached to the [30.05.14](#) letter from [Graham Garland, Lynton Services Mayfair \(1994\) Ltd](#)