

**EXPLANATION OF THE RECENT CHANGES IN THE WAY THAT MONIES ARE
RECOVERED FROM LESSEES ON THE EAST HILL ESTATE (POSTED ON WEBSITE
ON 27/01/2011)**

BELLS HAVE BEEN ASKED TO POST THIS FORMAL EXPLANATION AS TO THE REASONS BEHIND THE RECENT CHANGES IN THE WAY THAT BILLING IS NOW TAKING PLACE ON THE EAST HILL ESTATE. WE WOULD NOW EXPLAIN HOW AND WHY THESE CHANGES HAVE BEEN IMPLEMENTED.

1. IN JANUARY 2010 BELLS WERE ASKED TO RE EVALUE THE NAVARRE LEASES TO ENSURE THAT ALL CURRENT PROCEDURES IN RUNNING THE ESTATE WERE BEING CORRECTLY IMPLEMENTED.
2. BELLS INSTRUCTED A FIRM OF SOLICITORS TO ANALYZE THE LEASE AND IT TRANSPIRED THAT THE EXISTING FORMAT, WHEREBY ALL LESSEES PAID INTO THEIR OWN INDIVIDUAL PAINTING FUNDS AND THESE FUNDS WERE THEN USED TO PAY FOR THE REDECORATIONS OF THIER INDIVIDUAL BLOCKS WAS IN FACT INCORRECT.
3. THE SOLICITORS ADVISED BELLS THAT ACCORDING TO THE LEASE, ALL LESSEES (NOT THE HOUSE OWNERS THOUGH) SHOULD PAY EQUALLY, AS PER THEIR EXISTING SERVICE CHARGE APPORTIONMENTS FOR ANY REPAIRS AND REDECORATIONS ACROSS THE WHOLE ESTATE AND NOT JUST THE BLOCK THAT THEY WERE LIVING IN.
4. THEREFORE, AS OF MARCH 2010 BELLS HAVE BEEN CHARGING ALL LESSEES ACROSS THE ESTATE EQUALLY FOR ANY BUILDING WORKS OR REDECORATIONS REQUIRED. THE COPING STONE ROOF REPAIRS OF MARCH 2010 TOTALLING APPROX £ 24,000.00 WERE COLLECTED THIS WAY. NOW (JAN 2011) BELLS HAVE INCLUDED THE MAJOR REDECORATIONS OF BARTHOLOMEW CLOSE AND NANTES CLOSE INSIDE OF THE ANNUAL NAVARRE BUDGET, THIS EXTRA AMOUNT OF £ 171,000.00 HAS IN EFFECT DOUBLED THE AMOUNT MOST LESSEES HAVE HAD TO PAY. THE BOARD OF NAVARRE AND BELLS HOPE TO TRY AND REDUCE THE FIGURE IN THE FOLLOWING YEARS BY ONLY WORKING ON ONE BLOCK PER ANNUM, THEREFORE NEXT YEARS (2012) AMOUNT SHOULD BE LOWER THAN THIS YEARS AMOUNT DEMANDED, ALSO YOU WILL NOT NOW HAVE TO PAY ANYTHING INTO YOUR PAINTING FUND EITHER.
5. THE PAINTING FUND IS NOW INOPERATIVE. PLEASE CONTACT GAYLE CAMERON AT BELLS ON 0207 326 9368 OR E-MAIL: gc@bellssurveyors.co.uk TO FIND OUT IF YOU HAVE ANY MONIES LEFT IN YOUR PAINTING FUND. IF YOU DO, THEN YOU HAVE THE OPTION OF EITHER CREDITING YOUR SERVICE CHARGE ACCOUNT WITH THE FUNDS OR RECEIVING A CHEQUE FOR THE MONIES IN YOUR FUND. CURRENTLY (JAN 2011) THERE IS NEARLY £ 130,000.00 STILL LEFT IN THE FUND WHICH NEEDS TO BE CLAIMED BY LESSEES.
6. WE HOPE THIS EXPLANATION OF THE CHANGES IN THE WAY THAT BELLS ARE NOW COLLECTING THE SERVICE CHARGES INCLUDING THE MAJOR REDECORATIONS AND REPAIR

PROGRAMMES HAS ANSWERED MANY OF THE LESSEES QUERIES AS TO WHY THE CURRENT SERVICE CHARGE DEMANDS APPEAR TO BE MUCH HIGHER THAN NORMAL. IF YOU HAVE ANY FURTHER QUERIES PLEASE CONTACT MARK REED OR GAYLE CAMERON AT BELLS ON 0207 326 8363.

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(A DIVISION OF BELLS COMMERCIAL LIMITED)

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