

# MARTIN RUSSELL JONES

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CHARTERED SURVEYORS · ESTATE AGENTS

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Ms. N Rawe  
3 Jefferson House  
11 Basil Street  
London  
SW3 1AX

Ref. JH/BN

3 September 1991

Dear Ms. Rawe

Re: 3 Jefferson House.

Thank you for your letter of 6th August, the contents of which we note.

Unfortunately, we were not managing the property in 1986, and therefore we were not aware of the problems that the previous Managing Agents did not rectify and we are endeavouring to solve the problem of water penetration into your flat, and several contractors have been and investigated the cause and dealt with cracks that have appeared, but obviously this has not resulted in all the water penetration being stopped, and therefore this is why the specialist terrazzo contractors were instructed to investigate the matter further. Could you please confirm that they have now been in contact with you, although obviously I will arrange to chase them as well for their report.

We note your comments regarding the external redecorations, but as you are aware, we were not the Managing Agents at the time of the last external decoration, and we would confirm that under the terms of the lease, the external redecoration are due, and if you attended the last Residents Meeting you will be aware of the prices that have now been received for the works, and a Landlord and Tenant Act Notice will shortly be served on all residents.

With regard to the internal decoration, we were also not involved with the supervision of this work as this was commenced prior to our management, and the reason why the internal redecoration of the hallway was redone was that the majority of residents were not happy with the finished result on an aesthetic reason, and we arranged to deal with this and this was re-painted in the colour finish.

We look forward to hearing from you regarding the terrazzo specialist in order that this matter may be pursued.

Yours sincerely

Martin Russell Jones

Also at: Friern Barnet, London, N11 Telephone: 081-368 1510

Spyer Johnston Evans



Russell Jones