

# MARTIN RUSSELL JONES

5 Watford Way,  
Hendon Central,  
London, NW4 3JL

CHARTERED SURVEYORS

Management Department  
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e.mail: management@m-r-j.co.uk

Ms N Dit-Rawe  
3 Jefferson House  
11 Basil Street  
London SW3 1A

**Of course, in her 18 April 2005 deadline for reply (next page) Ms Joan Hathaway does not take into consideration the time required by a leaseholder to 'maybe' get the specification from her**

## Notice of Estimates

This notice is served by Martin Russell Jones on behalf of your landlord Steel Services Limited ("your landlord") further to the Notice of Intention dated 16<sup>th</sup> December 2004.

It referred to the water tank...or tanks??

Your landlord has obtained estimates for the proposed works to install the CCTV system as defined in the Notice of Intention. In addition at the same time an estimate was obtained for the replacement of the existing door entry system and amalgamating the two contracts. It is your landlord's obligation to supply, free of charge, a statement setting out the following information: as regards at least two of the estimates, the amount specified in the estimate as the estimated cost of the proposed works and, where observations have been made by any tenant, a summary of those observations and your landlord's response to them. **Your landlord is obliged to make all the estimates available for inspection.** It is also necessary that at least one of the estimates must be that of a person wholly unconnected with the landlord. We confirm that each of the companies which provided estimates are wholly unconnected with the landlord and that no observations were made by any tenants on the proposed works.

The estimates allow for either outright purchase or on a rental basis and your landlord intends to take the rental option.

**The total cost of each estimate is as follows:**

Contractor	CCTV Purchase	CCTV Rental	CCTV Rental incl VAT	Door Entry System Purchase	Door Entry System Rental	Door Entry System Rental incl VAT
Blick Security Systems	£4,835.00	£373.75 per Qtr	£439.16 per Qtr	£6,909.00	£426.25 per Qtr	£500.84 per Qtr
Choice Security Solutions Ltd	£5,694.03	£390.44 per Qtr	£458.77 per Qtr	£8,313.48	£584.35 per Qtr	£686.61 per Qtr

outside of London  
+ people in employment would  
have to take time off work to do this

You are invited to inspect the estimates. Inspection may take place at Martin Russell Jones, 5 Watford Way, Hendon Central, NW4 3JL between the hours of 9.00am and 5.00pm, Monday to Friday. If you require copies of the estimates, please inform Martin Russell Jones of this and they will provide you with these free of charge.

You are also invited to make, in writing, observations in relation to the estimates. Such observations may be sent to the following address: Martin Russell Jones, 5 Watford Way, Hendon Central, NW4 3JL and must be delivered with 30 days beginning with the day of this notice namely by 18<sup>th</sup> April 2005.

Dated this 18<sup>th</sup> day of March 2005

WHAT WILL ACTUALLY HAPPEN

Ms Hathaway will not respond while blaming the post office for non-delivery

By the time she 'might' send the document, there will be insufficient time for the lessees to get an alternative quote

*Martin Russell Jones*  
Martin Russell Jones  
5 Watford Way  
Hendon Central  
NW4 3JL  
Tel: 020 8202 3858  
Ref: JH/Man  
Agents for Steel Services Limited