



# Y&Y Management Ltd

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Mr. A. Watson  
13 Regent Court  
57 Regent Street  
Plymouth, Devon  
PL4 8BD

Our Ref: EA/35/04/13

22<sup>nd</sup> January 2013

Dear Mr. Watson,

**Regent Court, Regent Street, Plymouth, Devon**

I refer to your email of 21<sup>st</sup> January 2013.

Adopting your numbering would respond as follows:-

1. We waited for the insurers to deal with the claim. If the claim had been successful in its entirety then there would not have been a maintenance issue to address as this would have been dealt with by the insurance company.
2. Temporary repairs will continue when required until we are in a position to undertake the replacement of the roof. Obviously the sooner we do the work the better, but this is of course in the hands of the leaseholders as when all funds are received we shall proceed to instruct the contractor to do the work.
3. Until going through the Section 20 consultation process and the work being tendered we would not have known what amount to invoice and of course we have to wait until the consultation period expired.

We have offered an option of stage payments and we suggest that you read our last correspondence carefully.

4. The House Manager advised us of the damage to the building and we were asked to put this through as an insurance claim which we did. The insurers rightly came to the conclusion that the roof which is over 25 years old at the very least was at the end of its life and would have needed replacement in any event and therefore they were not obliged to make a pay out.

**This firm does not accept service of documents by Email or Fax**

**Avon House, 2 Timberwharf Road, London, N16 6DB      DX 37650, Stamford Hill**

**Telephone: 020 8211 1550      enquiries@yymanagement.co.uk**

Registered in England and Wales Company Registration No: 0627666 VAT Registration No: 19828870

Registered address: 88 Edgware Way, Edgware, Middx, HA8 8JS





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5. See 4 above.
  
6. We are the Managing Agents and not the freeholders. We acted in accordance with the Surveyors Report and during our numerous residents meetings, it was unanimously agreed by all that we would wait at least 3 years in order to collect funds to undertake the repair.
  
7. Both ourselves and Peverel Management arranged for repairs to the roof throughout our management as you know and therefore essential repairs and maintenance were ongoing so I am not sure why you are saying it was not. These were temporary measures until such time as the roof was to be replaced.  
  
This was undertaken in accordance with the Surveyor's recommendations in his reports. T
  
8. You are entitled to your opinion but we believe the monies have been reasonably demanded.
  
9. We do not see the relevancy of your statement. The roof needs to be replaced regardless of who is in management.
  
10. With respect, you are not a lawyer or a member of the LVT panel and therefore you cannot make such statements.
  
11. We hold all client monies in trust in our client account and the monies are guaranteed. There is no provision in the lease for the monies to be held in the way you propose and your proposal is rejected.
  
12. We are considering making an application to the LVT and will do so if all monies are not received by the 25<sup>th</sup> January. The costs of the application will of course be borne by the service charges.
  
13. With respect, the landlord is entitled to defend the RTM just as you are entitled to bring the action and it is now for the Lands Tribunal to decide the case. I have not left your building to deteriorate, I have been continually doing temporary repairs to it to constantly to keep it watertight and I am in constant communication with your House Manager almost on a daily basis in this regard to ensure that it remains watertight.
  
14. Please see reply to 11.

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15. I am sending a copy to all parties as your comments are baseless and defamatory and to show that you have completely misrepresented the facts.

I would also point out that you have signed your letter 'The Residents of Regent Court'. The truth of the matter is that it is only a very small minority in the building who share your view and some residents have telephoned me to convey their dismay and distress and to actually apologise on behalf of those individuals who are disputing their liability to pay for the works under the terms of the lease.

The majority of residents just want us to get on with the repair and are frustrated and upset by those who are disputing their liability to pay.

It is also unfair that those who are withholding monies to replace the roof will cause further delay to the very much needed roof replacement, particularly if we have to make an application to the Leasehold Valuation Tribunal.

Yours sincerely

p.p. 

JOSEPH GURVITS  
Managing Director  
For and on behalf of  
Y&Y MANAGEMENT LTD

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