

Customer Ref: [REDACTED]
(Please quote this number when contacting FirstPort)
Our Ref: LP/MPO/33102/RC

12 May 2023

Mr Liam Philip Spender
[REDACTED]
[REDACTED]

Dear Mr Spender

Letter to all Owners of St David's Square

St David's Square – adjustments to your service charge account

I am writing to you regarding some adjustments we are making to your service charge account to reflect:

1. the impact of government support for non-domestic energy bills on electricity charges at St David's Square; and
2. the outcome of a recent First-tier Tribunal application.

Electricity charges

You may be aware of the Government's Energy Bill Relief Scheme for non-domestic customers, which ran from October 2022 to March 2023. In the case of St David's Square, this scheme provided a discount of £0.312 per kWh on communal electricity supplies at the site.

Regrettably, this discount was not reflected in the service charge budget for 2023 (which was sent to you in December 2022, and on which your January 2023 service charge bill was based). We apologise for this, and we are in the process of revising the budget to reflect the full effect of the discount. We will also be keeping the budget under review over the next couple of months to take into account the new discount scheme covering the period from April 2023 to April 2024, known as the Energy Bills Discount Scheme, as well as any further information available to us about likely electricity rates for the remainder of the 2023 service charge year. These budget revisions will be reflected in your next service charge bill due at the start of July 2023.

First-tier Tribunal determination


You may also be aware of a recent First-tier Tribunal determination relating to St David's Square. The Tribunal was asked by a group of leaseholders to determine the payability and reasonableness of service charges during the years 2018, 2019 and 2020.

The case concerned a number of different elements of the service charge in each of those years and the Tribunal ruled in FirstPort's favour on multiple issues. However, there were other areas where we have been asked to make reductions, including in relation to contracts with Countryside Communications for the door entry, TV distribution and car park barrier systems. We are currently working through the detail of the Tribunal determination and will apply appropriate credits to leaseholders' accounts as soon as possible.

I would also like to take this opportunity to assure you that *all* leaseholders at St David's Square will benefit from the reductions, not just those who participated in the Tribunal application.

We look forward to continuing to work with all residents to make sure that St David's remains a safe and comfortable place to live. If you have any questions, please contact your Development Manager in the first instance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K Sahdra', written in a cursive style.

Kully Sahdra
Managing Director, FirstPort