

RBT

**Fable Estates Limited**

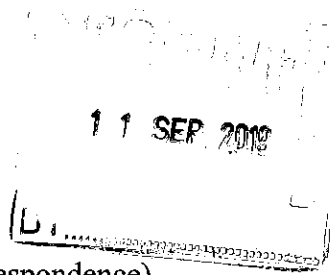
Lawrence House, Goodwyn Avenue, London NW7 3RH

Tel: 020 8906 4411 Fax: 020 8906 8448

DX 51353 Mill Hill

AHJ

Walker Morris Solicitors  
DX 12051 LEEDS 24



Our Reference: 100651/ER (Please quote in all correspondence)

Your Reference: AHJ/LBR00011.121/Jones

10 September 2019

Dear Sirs,

**Re: 26 Brockhampton Close, Blackpole, Worcester WR4 9XJ**

Thank you for your letter dated the 9 September with cheque.

We respond to your leasehold enquiries as follows:

Please find enclosed LPE1 form, completed to the best of our ability.

Please refer to the Leaseholders regarding maintenance and service charges.

Section 1:

1.8: The insurance premium should be paid directly to the insurance brokers, however, if the leaseholder fails to pay their insurance for a number of months, we will pay the insurance brokers on their behalf to ensure the property continues to be insured.

Section 2:

2.6: If the Lessor's Certificate of Consent/Compliance is required in order for the Transfer to be registered at H. M. Land Registry, such Certificate will be provided once all post completion matters have been dealt with to our satisfaction and upon receipt of a cheque in the sum of £275.00 to cover our legal and administrative charges.

Section 5:

5.1: The insurance contribution for this particular property has been paid by ourselves on behalf on the Leaseholders as they failed to pay the insurance brokers directly, thus, the charge must now be paid to ourselves directly. Please find enclosed Statement of Account showing outstanding amount.

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5.4.1:

Claim ref	Insurer	Claim date	Claim type	Reserve	Loss A	Settled	Settle amount	Settle date
▶ 14467	AC s	03/01/2019	AD Underground Services	£0	Yes	Yes	£720.00	12/02/2019

Please refer to Coppergate Insurance Services directly for further information regarding this claim.

5.5: Not that we are aware of.

5.7: We are in the process of conducting buildings reinstatement cost assesment across our portfolio and envisage this to be completed by the end of the year.

Section 6:

6.2: This enquiry is far too wide, however, we can confirm there are no documented unresolved disputes with the owner of this particular property.

Section 8:

8.10: If the Lessee is required to enter into direct covenants with the Lessor such Deed will be dealt with by a formal Deed of Covenant. We will provide our form of Deed of Covenant upon receipt of a cheque for £300.00 to cover our legal and administration charges.

8.11: Please see 2.6 above.

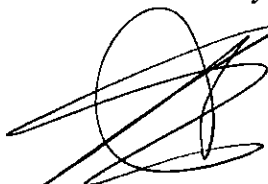
8.12: If the Lessor's Consent is required for an Assignment and/or Mortgage such Consent will be provided by way of a formal Licence to Assign and/or Mortgage. We will provide our form of Licence to Assign upon receipt of a cheque for £650.00 to cover our legal and administration charges.

We also inform you of the following:-

### Notices

All Notices should be addressed to Fable Estates Limited to this address. Our registration fees are £150.00 for each document subject to registration i.e. £300.00 if there is a Transfer and a Mortgage. There is no VAT payable.

Yours Faithfully



**Fable Estates Limited**