



mainstay

**Our Ref:** HS/NS/LMK076WINT

3rd March 2009

Mr G G Winter  
Apartment 76 Landmark Place  
Churchill Way  
Cardiff  
CF10 2HS

Dear Mr Winter

**Re: Landmark Place - Notice pursuant to Section 20b Landlord & Tenant Act 1985**

We are writing to advise that in reviewing the Service Charge accounts we have identified that there will be an overspend against budget in the region of £110,000 for the year ending June 2008

The reason for the overspend is due to Landlords Electricity Supply and Communal Water.

The apportionment of this overspend which is due to be paid by you will be £339.34

We will issue a formal application for payment of this sum due once the accounts have been audited and finalised. The exact amount due will most likely vary from that stipulated above by a small degree.

Please note that this letter is not a request for payment, only a notice that an additional payment will become due.

Should you require clarification on any points raised in this letter, please do not hesitate to contact us.

Yours sincerely

**Helen Solsberg**  
Area Property Manager

**Mainstay Residential Limited**

Whittington Hall Whittington Road Worcester WR5 2ZX

Telephone 01905 357777 Facsimile 01905 361046

[www.mainstaygroup.co.uk](http://www.mainstaygroup.co.uk)

Registered in England No. 4052477



Printed on 100% re-cycled paper