

Received 24-11-06

Hand delivered.

Our ref: Y036

21<sup>st</sup> November 2006

The Occupier  
76 Landmark Place  
Churchill Way  
CF10 2HS



**St. David Limited**

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Dear Resident

**Re: Soil Stacks**

We are writing to all Owners and tenants of Landmark Place to advise that following a number of fractures of soil stacks within the development over the past 12 months, which have affected a number of residents already, a thorough investigation has taken place to determine the cause of these fractures and the measures that are required in order to ensure these do not occur in the future.

Following this investigation and in consultation with the pipe manufacturer an action plan has been put in place to remove the possibility of this re-occurring.

In respect of the aforementioned, access will be required within your apartment to carry out the modifications required. In order to keep any disruption to a minimum Sir Robert McAlpine will be co-ordinating and carrying out the works using a team directly under their control.

As there are 280 apartments in Landmark and works are required to every apartment, these works will take place over a number of months. Sir Robert McAlpine will contact you in the near future to advise of the outline of the works, a method statement of what the works actually entail, and to arrange a mutually convenient date to carry them out. As these works are confined to a small section of the soil stacks within your apartment, it is envisaged that disruption should be kept to a minimum.

Whilst we appreciate the inconvenience this may cause you, it is imperative that the works go ahead to avoid your property suffering a plumbing failure of this nature in the future.

Yours faithfully

*Customer Services*

Customer Services

**A Lend Lease Company**