

76 Landmark Place
Churchill Way
Cardiff
CF10 2HS

Mr Richard Starkey
Crosby Homes Limited
Crosby House
16 Norfolk Road
Edgbaston
Birmingham
B15 3SN

26th March 2007

Dear Mr Starkey

Re: Landmark Place, Deferral of Fee Increase / Late Accounts

Thank you for your various recent responses, to which I will shortly respond more fully, in addition to providing you with a couple of dates for your proffered meeting.

In the meantime, I would be obliged if you could clarify the matter of the "deferred" increase in your managing agent's fee. As you can see from the attached copy correspondence, Mainstay's letter of the 16th November 2006 states that the charge is to "take effect in the current financial year, with charges being raised to the service charge with immediate effect." - this financial year being July 2006 - June 2007.

As all Landmark Place leaseholders were required to make their second six monthly service charge and ground rent payment - each payable in advance - as of January 2007, I had naturally assumed that said increase was included within that demand. However, the wording of Mr Wiffen's most recent letter (copy also attached) would suggest that it was *not* included and as I personally withheld payment of the £12.00 + VAT, this would now leave my own service charge account in arrears. I would therefore welcome clarification from you.

Whilst writing, can I remind you that I have not yet received a response to my letter to you of the 21st February and regarding the overdue accounts, a further copy of which is attached for your assistance. I am somewhat concerned by the ongoing delay in receiving such key information from Mainstay, particularly as it was no less than 26th June 2006 before leaseholders received the previous July 2004 - June 2005 accounts.

I would be obliged if someone could inform me when leaseholders can now expect them.

Yours sincerely

Graham Winter

c.c. Mr Andrew Brady, Chairman

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