

Sir Robert McAlpine Ltd

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Sir Robert McALPINE

20th December 2006

Mr G G Winter (LMK076)
Apartment 76
Landmark Place
Chruchill Way
Cardiff
CF10 2 HR

Dear Owner / Tenant

Landmark Place, Cardiff – Soil & Vent Pipes

Further to the recent letter from Crosby Homes dated the 21st November 2006, this letter is to give owners and tenants details of the works that Sir Robert McAlpine are proposing to undertake within each apartment at Landmark Place. This letter has been sent to registered owners and also each apartment.

Overview

Within the construction of the development there are existing plastic soil and vent pipes (S&VP's) servicing the various apartments over the height of the building, unfortunately there have been a number of failures on these pipes. We are therefore proposing to carry out works within each apartment to insert a new coupler into each section of vertical pipe to resolve the issue.

Proposed Method of Works.

The works will be carried out under the supervision of Malcolm Cox a Senior Works Manager with Sir Robert McAlpine who will be based at Landmark Place and control the day to day organisation and supervision of the works.

The labour carrying out the works are SRM direct employees.

We will also employ a staff member to act as a focal point for customer services, with a dedicated phone number for the booking of appointments, contact details will be provided when booking arrangement are issued.

The proposed sequence of works requires us to gain access to a minimum of three apartments per day to carry out the remedial works. If owners / tenants wish to be attendance whilst the works are carried out that can also be accommodated, otherwise it is our understanding that owners / tenants should be happy to leave their keys with the concierge, on the grounds that Malcolm Cox will be carrying out full time supervision of the works, this also has the added benefit that owner / occupiers will experience minimum inconvenience in their work related arrangements.

The proposed remedial works are as follows, the process has been successfully trialled in several apartments at Landmark Place:-

- Carry out a pre-inspection of the apartment to identify the location and number of S&VP's in each apartment, the number of S&VP's varies with each apartment type the majority of apartments having two or three. The locations of S&VP's can be in living rooms, bathrooms, storage cupboards and wardrobes depending on the configuration of the apartment.
- Tenants / owners can assist by re-locate their belongings, if they so wish, prior to SRM accessing the apartment.
- SRM access the apartment on the agreed date, prepare the local work area and protect carpets etc with dust sheets.
- Cut an access hole into the plasterboard walls at approximately 500mm down from the ceiling on the line of each of the S&VP's.
- The access hole allows us to cut the existing plastic pipe and insert the new coupler and associated support bracket.
- Install a pre-finished access hatch into the prepared opening. The access hatch is being used so that the installation can be monitored in the future should the need arise.
- Clean up and leave the area clean and tidy, inspection sign off by Malcolm Cox who will return keys to the concierge.

The photograph shows the completed installation within an ensuite bathroom.



The concierge desk has a sample of the access panel should you wish to inspect prior to installation.

We will be progressing the works from the 9th January 2007, we will write to you again approximately two weeks in advance of the date we would like to gain access to your apartment, so that a final booking can be arranged.

Thank you for your co-operation in this matter, should you have any queries on the proposed works please contact Malcolm Cox on site via the concierge.

Yours faithfully
for and on behalf of
Sir Robert McAlpine Ltd

A handwritten signature in black ink, appearing to read 'R. Allez', with a stylized flourish at the end.

R. Allez
Regional Chief Engineer.
