

Questionnaire

Name/Flat Number(s).....

Scope of the works

1. The proposed works include the replacement of heating, hot and cold water services associated pipe works, and drainage systems (30.02) the total cost spread over 2009, 2010,2011 £1,600,000 plus VAT and fees. In addition, there will be substantial disruption.

The pipes are 70 years old and need replacement

Would you prefer to

- a) Have them replaced as per schedule
- b) Replace them when the maintenance/insurance costs demand it

Comment.....
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2. Are there any items which you deem to be appropriate or should be included?
For example additional security

Comment.....
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3. Do you prioritise the completion of the internal works i.e. redecoration of the reception over the external works

Comment.....
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Financial

The lease recommends that reserve funds contributions are for a regular amount in successive years.

4. Would you prefer to contribute £3000 pa. over 5 years and arrange the major works accordingly OR say £5000 in 2007 and 2008 and £2000 pa. thereafter, so that the external redecoration and roof work can be done in 2007/8

Comment.....
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5. The operational efficiency of the building and the overall rental return for investment landlord could be significantly enhanced if the administration and lettings operation were combined and NGH as a serviced apartment block was marketed professionally. Would you favour this approach and for the MT to approach Fairbrair to purchase the lettings operation and rent the space currently used by the lettings office.

Comment.....
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