

17 July 2006

Mr [REDACTED]
[REDACTED]
Newton le Willows
Merseyside [REDACTED]



Dear Mr [REDACTED]

re: Vista Road (Newton le Willows) Management Company Limited

Thank you for your letter of 18th June 2006 addressed to our managing director, Paul Ingram. Mr Ingram has now left the company and your letter has been passed to me for action.

Our northern regional managing director, John Todd, has recently held a meeting with Tony Kent of George Wimpey and I would like to quote from the letter that Mr Todd sent to Mr Kent as a result of the meeting. I am unable to enclose a copy of the letter as it makes reference to other matters of a confidential nature.

"Vista Road (Newton le Willows)

A discussion took place regarding the residents' concern, but although maintenance charge invoices had been sent out they were refusing to pay as the Public Open Space was not yet complete. You [Tony Kent] were able to confirm that this was in fact the case and it will be necessary to credit residents who had paid for the services which were clearly not possible to provide.

It was agreed that an invoice will be calculated on behalf of the management company detailing all costs incurred to date and you [George Wimpey] will endeavour to arrange payment of this amount to avoid costs being incurred by the Residents. In addition it was confirmed that no further chasing of the debt will be carried out on behalf of the management company.

It was further agreed that CPM will reduce their fees by 50% to date, although if administration has continued clearly contractors had not been supervised."

I trust this will answer your queries for information although it may take some little time before our client accounts are updated with the credits for this charge. If you have any further enquiries, my colleague Andrew Plews, will be pleased to try to help.

Yours sincerely,

for and on behalf of Vista Road (Newton le Willows) Management Company Limited

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