

Our Ref: AN/Ig

28 October 2014

TO WHOM IT MAY CONCERN

RE: Roof Repairs – Kings Court, Cox Street/Livery Street, Birmingham

I confirm we are the managing agent for this development on behalf of our client, KingsCourt (Birmingham) Management Co Ltd and maintain all communal areas and main building structure. This includes the roof and any associated repairs to it and would confirm the following information:

1. Various repairs have and are required, particularly over the winter months when there is notable rain and winds. We have instructed repairs of these as and when needed. This includes roof windows and joins to the roof.
2. Access to these roof areas is proving difficult, with only pedestrian access points into the two main courtyards meaning temporary scaffold towers need to be constructed. Therefore, have to be co-ordinated at the same time in order to ensure safe and cost-effective access.
3. We reported to the directors of the management company the considerable number of repairs needed over the 2013/14 winter period. We all agreed that having to deal with these reactively was not the best course of action and, therefore, have instructed Tom Pitman Roofing Surveyors to help oversee various repairs over this winter period and report on repairs needed medium to long term. The original roof is now nearing 25 years old, however, various items of routine maintenance will be needed, for example new flashing, re-mortaring, gutter linings and re-sealing works.
4. We shall also be able to look at any damage to the internal plaster and decorations of any flat/house which are the result of any roof problems.
5. There are no immediate plans to increase the current service charge budget to accommodate roof repairs over the next few years as we propose existing payments to cover a phased roof maintenance programme. However, the extent of this and any charges will become clearer by next spring once further roof maintenance and surveys have been completed.
6. We would also point out that everyone contributes to roof repairs across the whole development, irrespective of whether there are any roof issues within their particular unit.

Please do not hesitate to contact us should you require further information.

Yours sincerely



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