

Stratone Court Management Ltd

Queens House, College Court, Swindon SN1 1PZ
Tel 01793 513130 Fax 07092 307819
www.azelincourt.co.uk

24 May 2007

Dear

Re: Azelin Court

I am writing to provide you with an update on various issues in connection with the management of Azelin Court.

Right To Manage

The Right To Manage passed to the owners via Azelin Court RTM Company Ltd. from 1 May 2007. From this date the freeholder is only entitled to collect Ground Rent (following the issue of a Statutory Demand). Any rights to collect fees for licences, deeds of covenant, insurance demands, fees for sub-letting etc are removed from the freeholder and transferred to the RTM company. There are a few owners who have not yet submitted application forms for membership of Azelin Court RTM Company Ltd and they are encouraged to now do so. For practical reasons the directors of Azelin Court RTM Company Limited have appointed Stratone Court Management Ltd to act on its behalf to manage Azelin Court until at least the end of the current financial year.

Building Insurance

Prior to the Right To Manage our buildings insurance was arranged by the freeholder under the terms of the lease. With the exercise of the Right To Manage this responsibility transferred to the RTM company. This has resulted in a reduction in the building insurance premium of over £2,000 for identical cover when compared with the freeholders' renewal quote. **You are reminded that under the terms of the insurance that you are not permitted to sub-let your property to either students or DSS claimants, as this will invalidate the insurance.**

Current Year Service Charge

The directors propose to hold an AGM at which the Service Charge for the current year will be formally agreed. At recent AGM's it was agreed that money saved by not employing CPM should be spent maintaining Azelin Court. To this end the directors propose that during the current year Service Charge funds are applied to re-laying uneven paving as this is a safety hazard, re-staining bin store doors and woodwork at ground floor level (excluding front doors), replacing rotten trim, commencement of works to provide communal digital TV reception and some replanting in the grounds. A budget has been drawn up by the directors who propose a Service Charge for the current year of £480 less a discount of £30 if payment is received in full on or before the 25 June 2007. Alternatively owners may wish to pay by Standing Order at £48 per month over ten months. An invoice for the proposed amount is enclosed in order that sufficient notice is provided in accordance with the Commonhold and Leasehold Reform Act 2002.

Annual General Meeting

Notices in respect of the First Annual General Meeting of Azelin Court RTM Company Ltd will be issued shortly. You are invited to attend in order to express your views and wishes and meet the directors. The directors are owners and act for the company without remuneration and work in their own time on behalf of all the owners at Azelin Court. I should be grateful if you wish to stand as a director if you would contact me prior to the meeting in order that your appointment might be proposed at the meeting.

Service Charge Accounts outstanding

The company has pursued outstanding debts leaving only one substantial overdue Service Charge of £867.59. A County Court Summons and Warrant for Execution have been issued to the owner concerned. Where small amounts of less than £35 have remained outstanding from owners these have been added to the current year's charge.

Accounts to 31 March 2007

Copies of the accounts for the period to 31 March 2007 will be sent shortly along with the Notice of AGM. Meanwhile a copy of these accounts is available on the website along with details of the accounts for the current year to date.

Thank you

The directors should like to thank owners for the support that they have received over the past few months. Much effort has gone on "behind the scenes" for the benefit of owners into action to reclaim owners' money from CPM and resist Simarc's insurance demands. Now, with the commencement of our Right To Manage status we are on a secure footing and in a position to move forward with greater control and certainty.

Should you have any questions in respect of the above please feel free to speak to the undersigned, Nick Fisher or Gary Sumner.

Yours sincerely

John R. Morris FCMA
Company Secretary

Enclosed:
Service Charge Invoice and Standing Order Mandate
Dormant company accounts for Azelin Court RTM Company Ltd to 31 March 2007

Contact details:
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Gary Sumner T: 01793 513130