

03 July 2020

Ridley Thaw LLP
Vie Building, Water Street
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Our ref: CH/5105

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Long Leaseholder
Vie Building
Water Street
Manchester
M3 4JU

Dear Sirs/ Madam

**Your Interest at: Vie Building, Water Street, Manchester
Service Charge Year End 2019 Account
Service Charge Year End 2020 Budget
Section 20B – Landlord & Tenant Act 1985**

Please find enclosed a copy of the service charge accounts for the year end December 2019 along with the budget for the year end December 2020.

In addition, please also find enclosed a Section 20B Notice served under the Landlord & Tenant Act 1985. This notice confirms that Vie (Manchester) Management Company Limited [VMMC] have incurred costs which they have not yet sought proportional recovery from leaseholders through the service charge account.

These costs relate to the provision of the waking watch which form part of the interim measures required by Greater Manchester Fire & Rescue Service. You may recall that in previous correspondence we have advised that we have managed to secure an interest free loan from Redrow to cover the costs associated with the interim measures.

It is currently **not the intention** of VMMC to seek recovery of these costs from leaseholders until such time that we have clarity on whether the Redrow loan will need to be re-paid or whether it will form part of a wider settlement (therefore not being repaid). As soon as our client has clarity on this point, it will be communicated to you accordingly.

Thank you for your cooperation.

Yours faithfully



Chris Harrison MRICS

Ridley Thaw LLP

For and on behalf of Vie (Manchester) Management Company Limited

Notification that relevant costs have been incurred (s.20B Landlord and Tenant Act 1985)

To: Long Leaseholder

Re: Your Apartment at Vie Building, Water Street, Manchester, M3 4JU

1. On behalf of the Vie (Manchester) Management Company Limited, you are hereby notified that the following relevant costs have been incurred and that you will subsequently be required under the terms of your lease to contribute to them by payment of a service charge:
 - Waking Watch Cost: £114,137

2. This notification is given in accordance with section 20B of the Landlord and Tenant Act 1985.

Signed:



Ridley Thaw LLP

Duly authorised agent of *Vie (Manchester) Management Company Limited*

Address: Ridley Thaw LLP, Vie Building, Water Street, Manchester, M3 4JU

Date: 03 July 2020