

PAVILION COURT LTD

Company Number 1509144
Pavilion Court
Marine Terrace
Folkestone
Kent CT20 1QB

3 April 1998

Another month has passed with the same old defaulters completely ignoring their service charge statements. The directors have cut the service charges to the bone in an attempt to relieve the pressure on those with financial difficulties, and there are many that we know to have made considerable sacrifices to bring their accounts up to date. Unfortunately there are many that have made no effort at all and they will be receiving a court summons in the next few weeks.

If payment can not be obtained from these individuals then there will be a substantial extra sum, perhaps as much as £200, on the next service charge statement to cover bad debt. This will penalise the prompt payers and allow the miscreants to escape without penalty – that is until they come to sell their flat when Pavilion Court Ltd has first charge over the proceeds of sale.

Those that have not purchased their share of the freehold should be warned that Pavilion Court Ltd will have to sell the freehold to a third party in the near future as we must have finance available for the roof refurbishment. It is in your interest to purchase the freehold, in the short term it will save you money and in the long term it will save you a great deal of money.

Included with your statement are the accounts for the last two years. If you have any questions regarding the 96/97 accounts please contact any one of the directors. We regret that we have no further information of the 95/96 accounts as Pavilion Court Ltd was not passed any information – you may recall that all documentation was stolen from the boot of the freeholders car just before we took over the company.

The security measures planned for 96/97 will be implemented as soon as the defaulters (which include the former freeholder) have paid their dues. All money for the freehold has been borrowed from the roof account; some has already been replaced and the remainder will be replaced when the freehold is purchased either by the relevant leaseholders or a third party.

Any amount credited to your service charge account will be applied in the following order: -

1. Debt collectors or court fee
2. Charges to account
3. Interest on arrears of service charges
4. Service charge arrears
5. Current half year service charges
6. Service charges due but not yet shown on account
7. Caretakers ground rent
8. Ground rent on property

Any credit balance will be used to offset future service charges or, on request, to purchase the appropriate share of the freehold. The freehold can only be purchased as a complete entity.

Please note that credits to your service charge account must be in the form of cleared funds in the account of Pavilion Court Ltd by the payment date shown on the statement.

Directors: Peter Chester, Dr. D J Price, Mrs E Pennington, Mrs. B Smith

Secretary: Mrs Pat Hastings