**Wolf Block Management**
for and on behalf of
**Islington Gates Management Company Limited**

Date: <*Date*>

**PAYMENT UNDER PROTEST**

Re: Apartment <flat number>, Block <A, B, C, D, E, F> Islington Gates, X Fleet Street / 110 Newhall Street, Birmingham B3 1XX

Invoice Number <XXXXXXX>
Account Reference <XXXXXXXXXXXX>

Dear Sir / Madam,

I/We have received the request for payment demands for both the fire safety works and insurance levy for the amount of £xx,xxx.xx.

I/We intend to pay this amount in full/via agreed instalments, and under the following conditions:

* This is a payment under protest
* The charges are not agreed or admitted
* The said payment should not be regarded as such an admission or agreement
* The right is reserved to challenge these charges at a court or tribunal.

I/We attach a schedule setting out the community and my objections to the cladding related charge costs being demanded and the reasons why.

I/We also request a receipt for the money clearly stating your acknowledgement of our “payment under protest”.

I/We look forward to hearing from you.

Yours sincerely,

<Your name(s)>

|  |  |  |
| --- | --- | --- |
| **Charge Item** | **Cost** | **Comments** |
| Charges relating to unsafe cladding removal and other fire safety issuesSee Service Charge Budget Schedule Ref: 000707Fire Safety Sinking FundCode 2069 | £3,000,000 | These comments are for indicative purposes and do not necessarily reflect the full extent of our reasons for payment under protest.* The Government has indicated Leaseholders should not be responsible for the removal of unsafe cladding
* Our building should qualify for the Building Safety fund to pay to remove our unsafe cladding
* For the other fire safety issues, the shortcomings existed prior to our purchase of the property, and therefore as leaseholders we should not be expected to pay this charge
* The shortcomings existed at the time that the building was constructed, therefore the original developers (accepting the risks at the time) should pay these costs and any other costs relating to fire safety resulting from construction issues and/or maintenance work that may have affected the safety of the building.
 |
| Charge for the additional Fire Wardens See Service Charge Budget Schedule Ref: 000707ManagementCode 2011Wages and Salaries* Waking Watch
 | £99,256 | These comments are for indicative purposes and do not necessarily reflect the full extent of our reasons for payment under protest.* The shortcomings eventually requiring the waking watch existed prior to our purchase of the property, and therefore as leaseholders we should not be expected to pay this charge
* The shortcomings existed at the time that the building was constructed, therefore the original developers (accepting the risks at the time) should pay these costs and any other costs relating to fire safety resulting from construction issues and/or maintenance work that may have affected the safety of the building.
 |
| Charge for Insurance LevySee Service Charge Budget Schedule Ref: 000707InsuranceCode 2051 | £194,285 | These comments are for indicative purposes and do not necessarily reflect the full extent of our reasons for payment under protest.* The shortcomings existed at the time that the building was constructed, therefore the original developers (accepting the risks at the time) should pay these costs and any other costs relating to fire safety resulting from construction issues and/or maintenance work that may have affected the safety of the building.
* No clear evidence has been provided that alternative Brokers and Insurers were consulted to tender for the renewal.
* The new Insurance levy charge that has been sent without any prior notification or warning to leaseholders that there were such significant issues with obtaining the annual renewal for the building’s insurance
 |