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Susan Elaine Galsworthy
c/o Andy Dell
Grosvenor Berkeley Apartments The Courtyard
87 Southampton Street
Reading
RG1 2QU

Our Ref: 727342

2 December 2020

Dear Susan Elaine Galsworthy

Q2 (Reading) Management Company Ltd Replacement of Cladding

I would like to thank the leaseholders again for their patience and cooperation as we move through this complex program of work to remediate fire safety concerns as well as ensure we place legitimate claims against the responsible parties. ***In order to proceed, we require every resident to sign and return the NHBC authorization form if they have not already done so. Failure to return this form means NHBC will not pay your proportion of the settlement and you will be liable for the full amount in your service charge.***

NHBC

Our appointed lawyers, Blake Morgan, have now received a settlement offer from NHBC for £366,409.39 (inc VAT) to cover the remedial works. The offer is made on a full and final basis meaning we would be unable to claim further sums from NHBC if the works cost more and/or the scope of the works change.

The settlement includes all historical costs to remove the cladding, safety inspections, scaffolding etc. incurred so far and costs to design, build and install a safe cladding replacement. It also includes fire-proof air vents for all properties and a £20k contingency. The offer doesn't include legal costs (currently £12k) and minor costs we incurred over the summer to repair issues inside the building such as fire proofing upriser cupboards and protection under stairwell doors. A breakdown of the settlement is available at <http://aka.ms/q2cladding>.

The lawyers representing us believe that this is a very successful outcome with a strong potential to cover all costs. Until we complete the work though, there is a risk that there will be some shortfalls or irrecoverable costs which will need to be covered by the service charge.

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Making the decision to raise emergency funds was difficult and we realise this hasn't been easy for many residents. The directors firmly believe that with hindsight, raising these funds and removing the unsafe cladding was the right thing to do. An alternative of a temporary fire alarm system (£100k+ quoted) and a waking watch (£30k+ per month) would have resulting in significantly increasing the service charge and there are countless examples of residents in buildings such as ours paying 5-10 times their normal service charge. Remediation work would have cost the same, but we'd have been hugely in deficit due to temporary fire precautions.

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Yours sincerely

Tina Williams MIRPM AssocRICS
Property Manager
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Jevgenija Movsovic
Flat 49 Q2
Watlington Street
Reading
Berkshire
RG1 4AY
United Kingdom

Our Ref: T700807

2 December 2020

Dear Jevgenija Movsovic

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Property Manager
HLM Property Management
tina.williams@hlmproperty.com



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Ms A Cottle
15 Mansfield Road
Reading
RG1 6AL

Our Ref: T711328

2 December 2020

Dear Ms A Cottle

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Property Manager
HLM Property Management
tina.williams@hlmproperty.com



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Poonam Khanna
3 Somerset Gardens
Wembley
Greater London
HA0 3BP

Our Ref: T711413

2 December 2020

Dear Poonam Khanna

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Property Manager
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Mr & Mrs Sharma
259 Rayners Lane
Harrow
Middlesex
HA2 9TU

Our Ref: T711415

2 December 2020

Dear Mr & Mrs Sharma

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Property Manager
HLM Property Management
tina.williams@hlmproperty.com



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Mr A Walker
10 Penroath Avenue
Reading
Berkshire
RG30 2ED

Our Ref: T711416

2 December 2020

Dear Mr A Walker

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Mr L Daka
Flat 7 Watlington Street
Reading
RG1 4AY

Our Ref: T711417

2 December 2020

Dear Mr L Daka

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Yours sincerely

Tina Williams MIRPM AssocRICS
Property Manager
HLM Property Management
tina.williams@hlmproperty.com



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Mr S Tomlin
Flat 9 Watlington Street
Reading
RG1 4AY

Our Ref: T711419

2 December 2020

Dear Mr S Tomlin

Q2 (Reading) Management Company Ltd Replacement of Cladding

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NHBC

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Tina Williams MIRPM AssocRICS
Property Manager
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Priya Krishan
25 Discovery Dock East
3 South Quay Square
CANARY WHARF
London
E14 9RU

Our Ref: T711422

2 December 2020

Dear Priya Krishan

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Yours sincerely

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Property Manager
HLM Property Management
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Miss S J Phelan
Flat 14 Watlington Street
Reading
RG1 4AY

Our Ref: T711423

2 December 2020

Dear Miss S J Phelan

Q2 (Reading) Management Company Ltd Replacement of Cladding

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R C Jogia & Co Ltd
20 Paddick Drive
Lower Earley
Reading
RG6 4HH

Our Ref: T711424

2 December 2020

Dear R C Jogia & Co Ltd

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Mina Amin & Kyung Sam Seo
15 Douglas Close
Jacob's Well
Guildford
Surrey
GU4 7PB

Our Ref: T711425

2 December 2020

Dear Mina Amin & Kyung Sam Seo

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Property Manager
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Mr Stuart McCarthy
Flat 22 Watlington Street
Reading
RG1 4AY

Our Ref: T711431

2 December 2020

Dear Mr Stuart McCarthy

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Rachna Harshvadan Sanghrajka
8 Winter's Acre
Burnham
Buckinghamshire
SL1 7BF
United Kingdom

Our Ref: T711432

2 December 2020

Dear Rachna Harshvadan Sanghrajka

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Yours sincerely

Tina Williams MIRPM AssocRICS
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Dr Naveen Kumar & P Ramamurthy
Morey House Queens Road
Oswestry
Shropshire
SY11 2HY

Our Ref: T711433

2 December 2020

Dear Dr Naveen Kumar & P Ramamurthy

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Mrs Eve & Mr Neofytos Hadjigeorgiou
35 Vasilikon Street
8025
Anavargos
Paphos
Cyprus

Our Ref: T711439

2 December 2020

Dear Mrs Eve & Mr Neofytos Hadjigeorgiou

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Ms Sandra D McKie
5 Greendale View
Whitegate
St. Dennis
St. Austell
Cornwall
PL26 8DH
United Kingdom

Our Ref: T711442

2 December 2020

Dear Ms Sandra D McKie

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Dr Martin Kay & Dr Haley McCardle
7 Beaufort Gardens Ascot
Berkshire
SL5 8PG

Our Ref: T711443

2 December 2020

Dear Dr Martin Kay & Dr Haley McCardle

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Daljit Singh Gill
5 Crediton Close
Woodley
Reading
RG5 4DQ

Our Ref: T711446

2 December 2020

Dear Daljit Singh Gill

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Mr Ryan Relf-Jones
37 Oldbury Court Road
Fishpond
Bristol
BS16 2JF
United Kingdom

Our Ref: T711447

2 December 2020

Dear Mr Ryan Relf-Jones

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Yours sincerely

Tina Williams MIRPM AssocRICS
Property Manager
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tina.williams@hlmproperty.com



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Mr J & Mrs H Pawa
16 Grenadier Close Shinfield
Reading
RG2 9EZ

Our Ref: T711449

2 December 2020

Dear Mr J & Mrs H Pawa

Q2 (Reading) Management Company Ltd Replacement of Cladding

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NHBC

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Tina Williams MIRPM AssocRICS
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Patrick Kirk
Pesonton Kai Agnooumenon 18/3
PEYIA
Coral Bay
8575
Cyprus

Our Ref: T711451

2 December 2020

Dear Patrick Kirk

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Mr R & Mrs L Chitty
Clarks Barn Burford Road
Filkins
GLOUCESTER
Gloucestershire
GL7 3JW

Our Ref: T711455

2 December 2020

Dear Mr R & Mrs L Chitty

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Volker Oscar Lapp
Woodvale
49 Shiplake Bottom
Peppard Common
HENLEY ON THAMES
Oxfordshire
RG8 5HH
United Kingdom

Our Ref: T711456

2 December 2020

Dear Volker Oscar Lapp

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Ya-Zoe Helen Hou
43 Waldergrove Road
Teddington
TW11 8LA

Our Ref: T711457

2 December 2020

Dear Ya-Zoe Helen Hou

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Cheeragi Patel
332 Reading Road
Winnersh
Wokingham
RG41 5EJ

Our Ref: T711460

2 December 2020

Dear Cheeragi Patel

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Anjna Pitamber
76
South Approach Moor Park
Northwood
HA6 2ET

Our Ref: T711462

2 December 2020

Dear Anjna Pitamber

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Yours sincerely

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Mr Pascal James Pierre Richardson
22 The Mount
Reading
RG1 5HL

Our Ref: T711464

2 December 2020

Dear Mr Pascal James Pierre Richardson

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Property Manager
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Mr Tom Eddings
Apartment 305
6 Wood Crescent
Television Centre
London
W12 7GS
United Kingdom

Our Ref: T711465

2 December 2020

Dear Mr Tom Eddings

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Mr B L & Mrs S J Montgomery
2 Bray Street
Maidenhead
Berkshire
SL6 1UE

Our Ref: T711467

2 December 2020

Dear Mr B L & Mrs S J Montgomery

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Mr M R C Holmes
c/o Dee Kehoe & Biana Nicheva
Savills 58-60 Bell Street
Henley-On-Thames
RG9 2BN

Our Ref: T711468

2 December 2020

Dear Mr M R C Holmes

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Bhamber Properties Limited
Welford Manor Farm Lane
Tidmarsh
Reading
West Berkshire
RG8 8EX

Our Ref: T711472

2 December 2020

Dear Bhamber Properties Limited

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Pekattoo Limited
C/O No 2 The Forum
Grenville Street
St Helier
Jersey
JE1 4HH

Our Ref: T711478

2 December 2020

Dear Pekattoo Limited

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Yours sincerely

Tina Williams MIRPM AssocRICS
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Mr A & Mrs A Roberts
c/o Johnson & Johnson Consumer
Mohamed Bin Rashid Academic Medical Centre
Bldg 14, Level 7 Dubai Healthcare City
PO BOX 505080
DUBAI
United Arab Emirates

Our Ref: T711744

2 December 2020

Dear Mr A & Mrs A Roberts

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Mrs Gemma Alvarez
1 Cherwell Road
Emmer Green
Reading
RG4 8QH
United Kingdom

Our Ref: T711757

2 December 2020

Dear Mrs Gemma Alvarez

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David Robert Hailstone
Meadow Barn
Buckland Monachorum
Yelverton
PL20 7NW
United Kingdom

Our Ref: T711758

2 December 2020

Dear David Robert Hailstone

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Vanneck Residential LLP
Little Tufton House
3 Dean Trench Street
London
SW1P 3HB
United Kingdom

Our Ref: T711761

2 December 2020

Dear Vanneck Residential LLP

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Vikas Chib & Richa Katal
15 Betchworth Avenue
Earley
Reading
Berkshire
RG6 7RH

Our Ref: T711774

2 December 2020

Dear Vikas Chib & Richa Katal

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Property Manager
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Hugh A T Strange
Flat 10 Q2
Watlington Street
Reading
RG1 4AY

Our Ref: T711787

2 December 2020

Dear Hugh A T Strange

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Mr R T McElligott
Flat 17 Q2
Watlington Street
Reading
RG1 4AY

Our Ref: T711814

2 December 2020

Dear Mr R T McElligott

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Yours sincerely

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Southern Housing Group
Spire Court
Albion Way
Horsham
West Sussex
RH12 1JW

Our Ref: T711830

2 December 2020

Dear Southern Housing Group

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Property Manager
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Mr S Marchettini & Miss E Cirbus
Flat 28 - Q2
Watlington Street
Reading
Berkshire
RG1 4AY

Our Ref: T712874

2 December 2020

Dear Mr S Marchettini & Miss E Cirbus

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Mr H A R Warensjo
Flat 4 Q2
Watlington Street
Reading
RG1 4AY

Our Ref: T713006

2 December 2020

Dear Mr H A R Warensjo

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Samuel Joseph Cross
Flat 19
Q2 Watlington Street
Reading
Berkshire
RG1 4AY
United Kingdom

Our Ref: T713068

2 December 2020

Dear Samuel Joseph Cross

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Andy Yiu Hay Ng
Flat 27 Q2
Watling Street
Reading
RG1 3AY
United Kingdom

Our Ref: T714455

2 December 2020

Dear Andy Yiu Hay Ng

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Rosewood lifestyles Ltd (T/A Mobalpa Reading)
c/o Abbas Fadhil Twaij
MOBALPA Reading
25 Watling Street
Reading
RG1 4EN

Our Ref: T717041

2 December 2020

Dear Rosewood lifestyles Ltd (T/A Mobalpa Reading)

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Yours sincerely

Tina Williams MIRPM AssocRICS
Property Manager
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tina.williams@hlmproperty.com



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Mr Gabriele D'Uva & Mrs Simona D'Uva
2 Webster Close
MAIDENHEAD
SL6 4NW

Our Ref: T717204

2 December 2020

Dear Mr Gabriele D'Uva & Mrs Simona D'Uva

Q2 (Reading) Management Company Ltd Replacement of Cladding

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M&J Investment Mangement Limited
Unit 2
City Limits
Danehill
Reading
RG6 4UP
United Kingdom

Our Ref: T723483

2 December 2020

Dear M&J Investment Mangement Limited

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Mr Stuart Andrew McCarthy
Flat 22 Q2
Watlington Street
Reading
RG1 4AY

Our Ref: T727341

2 December 2020

Dear Mr Stuart Andrew McCarthy

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Sefa Lapp LLP
Woodvale
49 Shiplake Bottom
Peppard Common
HENLEY ON THAMES
Oxon
RG9 5HH
United Kingdom

Our Ref: T727790

2 December 2020

Dear Sefa Lapp LLP

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Katrina Lorraine Tew
c/o Helen Klasinski
14 Coriander Way
Earley
READING
Berkshire
RG6 5YG

Our Ref: T727835

2 December 2020

Dear Katrina Lorraine Tew

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Mr N & Mrs H Kotecha
25 Higher Green
Great Glen
Leicester
LE8 9GE

Our Ref: T782007

2 December 2020

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Mrs E L Rogers
15 Hill View Spencers Wood
Reading
RG7 1QB
United Kingdom

Our Ref: T782009

2 December 2020

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Yours sincerely

Tina Williams MIRPM AssocRICS
Property Manager
HLM Property Management
tina.williams@hlmproperty.com



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Mr S Bowyer
Flat 54 Q2
Watlington Street
Reading
RG1 4AY

Our Ref: T782010

2 December 2020

Dear Mr S Bowyer

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Privinda R Jogia & Ramesh C Jogia
Flat 21, Q2
Watlington Street
Reading
RG1 4AY

Our Ref: T782020

2 December 2020

Dear Privinda R Jogia & Ramesh C Jogia

Q2 (Reading) Management Company Ltd Replacement of Cladding

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Mr John Gault
7 Bell Court Emmer Green
Reading
RG4 8HR

Our Ref: T782022

2 December 2020

Dear Mr John Gault

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