

M/52/an

01 March 2017

Dear Sir/Madam

**Re: The Academy Vauxhall – 20 Lawn Lane London SW8  
Purchase of the Freehold**

We are delighted to write to you in your capacity as a member of the Freehold Company that now owns The Academy and wish to congratulate you on the completion of the enfranchisement process.

We have worked closely with the Directors of the Freehold Company: Robert Baker, Martin Popplewell and Terry O'Neill who together have spent countless hours over the last few years and particularly recently, engineering the situation to arrive at this point today.

Lewis & Tucker are pleased to continue to act as your Managing Agents and so general day to day services being provided at The Academy will continue on the current basis and there should be no interruptions.

We would like to make clear that while the Service Charge will continue to be levied, to pay for the ongoing services required to maintain The Academy, Ground Rent will revert to a peppercorn (i.e. be eliminated) as a result of the Freehold purchase. Accordingly, there will be no further applications for payment in this respect. However, if any leaseholder has any remaining Ground Rent arrears these will need to be settled in full and you will be contacted separately in this regard shortly.

Please note that the Buildings Insurance previously placed through Pier has been replaced with a new policy with effect from the date of the Freehold Transfer. As a result of going to the market and a competitive tendering process we have managed to secure a reduction in the premium of around 25%. Please note that in due course a reinstatement valuation survey will be carried out to make sure we are insuring for the correct level of rebuilding cost in the case of fire or other disaster and it is possible that access to your flat may be required. If this is the case you will be contacted in advance to make arrangements.

We are also liaising with the Directors on other issues, e.g. the future regulations and process regarding alterations to flats etc. and we will be in touch again on this. In the meantime, we look forward to working with the you and the Directors of the new Freehold Company so together we can continue to make improvements to The Academy.

Yours faithfully

*lewis&tucker*

**Lewis & Tucker Management**