

6

18 MAR 2010

Reference: D.S./0015

No.3  
Certificate of Survey of Structure

To the CAMDEN BOROUGH COUNCIL

London Building Acts (Amendment) Act, 1939: Part VII  
London County Council (General Powers) Act, 1955: Part 11 and  
1958: Part 111

DANGEROUS STRUCTURES

Having made a Survey of the Structure known as  
*Crafton Chambers, Crafton Place, London NW1 1LW.*  
In the London Borough of Camden as required by the Camden Borough Council, I  
hereby certify my opinion that the said Structure is in a dangerous state: and that the  
Owner should be required forthwith to take down, repair or otherwise secure *the fire damaged*  
*windows at third and fourth floor level flats.*

Owner's Name and Address:

*Starett Company Limited  
c/o 8 Middle Lane  
London N8 8PL*

Area of Structure: greater/less than 4 squares.

Number of Storeys *6*

\*Length of time which may be reasonably allowed for the execution of Works  
..... days.

The premises are occupied/~~not occupied~~

Dated this *29* day of *March* 20 *10*

District Surveyor.

NOTES - Please state whether the Council's contractors have been instructed

- ~~(i) under Section 61(4) of the 1939 Act, to remove immediate danger~~ Yes/No
- ~~(ii) under Section 62(2) of the 1939 Act, to erect shoring~~ Yes/No
- (iii) under Section 62(2) of the 1939 Act, to hoard in the structure Yes/~~No~~

\*This time should, except for removal of immediate danger, be not less than seven days, to allow the time for the receipt from the owner of notice requiring arbitration to elapse before a summons is issued.

Sec.63, of the 1939 Act.

*The matters being urgent, the Council's contractors were instructed to carry out the necessary works to secure the structure to remove the danger.*

2000

16/9/2011 15:212 pm

Dear All

To clarify:

1. Linbrook's Invoice: This invoice is where Linbrook has invoiced Camden Building Control for their services to us.
2. The invoice we would like to be chase is the one addressed to Starett Company Limited, 8 Middle Lane, London, N8 8PL.
3. The 'L S Starrett Co Ltd.', appears to be different company to the one the invoice is addressed to. I do not know how this company came in to this. I can see the similarity in it.
4. Please send the paperwork and invoice to managing agent as per my previous email

Many thanks

Regards

Naran Pindoria  
Technical Manager (South Team)

Telephone: 020 7974 6963

---

**From:** Desai, Sadhna  
**Sent:** 16 September 2011 14:42  
**To:** Pineda, Judith; Pindoria, Naran  
**Cc:** Credit Control Team; Rad, Nasser  
**Subject:** FW: A039719

Hi

Can you please confirm why invoice was raised for Starett Company Ltd but P/Order was related to Linbrook service ltd. Who is liable for paying this invoice? See attach I-case request sent to us to raise invoice to Starett company Ltd.

Regards

Sadhna Desai  
Credit Control Officer

Telephone: 020 7974 4366

---



16/9/2011

Sadhna and All

I do not have full trail on how the invoice has been chased. However, I spoke to Ms. Angela Langston, of The L S Starrett Co Ltd. She informs me that their company does not have anything to do with this property and she only got this invoice on 13<sup>th</sup> September. I note that the address from which Angela is responding is different to the one on invoice, so I do not see how the invoice got sent to them.

I telephoned the Managing Agent. Mr. Demos Demos-Thenous, 69 Crouch Hall Road, Crouch End, London, N8 8HD. Telephone: 020 8342 7100, Mobile: 07973 116 969. Email: [demos@firsthm.co.uk](mailto:demos@firsthm.co.uk) He confirms that he is still the managing agent for this property and the registered address for the property is as we have it on the invoice. Mr. Demos Demos-Thenous has no objection to receiving the correspondence and copy of the invoice for this address for his attention and action.

Sadhna: Please send copy of invoice with covering letter to Mr. Demos-Thenous. You may refer to him of my telephone conversation of today's date.

Kind Regards

Naran Pindoria  
Technical Manager (South Team)

Telephone: 020 7974 6963

---

**From:** Pineda, Judith  
**Sent:** 15 September 2011 17:20  
**To:** Desai, Sadhna; Rad, Nasser  
**Cc:** Credit Control Team; Pindoria, Naran; Pineda, Judith  
**Subject:** A039719

Sadhna,

Please note that the invoice in question was addressed to Starett Company Ltd as they appear as the owners in the land register for the Grafton Chambers, Grafton Place, London, NW1 1LN. The invoice in question was to do with a Dangerous Structure Notice.

This invoice needs to be continued chasing for payment please.

Regards,

Judith Pineda  
Principal Administrative Officer

Telephone: 020 7974 5756

---

**From:** Desai, Sadhna  
**Sent:** 13 September 2011 15:33

**To:** Rad, Nasser; Pineda, Judith  
**Cc:** Credit Control Team  
**Subject:** FW: A039719

Hi

Please see below email from a client and copy invoice attached for your records. Can you please respond to the client?

Regards

Sadhna Desai  
Credit Control Officer

Telephone: 020 7974 4366

---

**From:** ANGELA LANGSTON [mailto:alangston@starrett.co.uk]  
**Sent:** 13 September 2011 15:20  
**To:** Desai, Sadhna  
**Subject:** RE: A039719

Hi Sadhna

Thank you for the invoice but on checking the details, this is not for us. We do not and never have had any premises in London as per the address on the invoice and have no association with your company

Kind regards

*Angela*

Angela Langston  
Accounts Assistant  
The L S Starrett Co Ltd  
Oxnam Road  
Jedburgh  
TD8 6LR

Direct Dial +44 (0) 1835 866270  
Direct Fax +44 (0) 1835 866258  
Email alangston@starrett.co.uk

---

**From:** Desai, Sadhna [mailto:Sadhna.Desai@camden.gov.uk]  
**Sent:** 13 September 2011 14:57  
**To:** ANGELA LANGSTON  
**Subject:** FW: A039719

Hi

Please see attach copy invoice as requested

Regards

Sadhna Desai  
Credit Control Officer  
Credit Control  
Finance  
London Borough of Camden

Telephone: 020 7974 4366  
Fax: 020 7974 2726  
Web: [camden.gov.uk](http://camden.gov.uk)

1ST FLOOR  
Town Hall Extension (Finance)  
Argyle Street  
London WC1H 8NG

Please consider the environment before printing this email.

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**Important Notice:**

If you are not the intended recipient for this message, please advise the sender and treat the information in it as confidential.

This electronic message contains information from The L. S. Starrett Company Limited which may be privileged or confidential.

The information is intended to be for the use of the individual(s) or entity named above. If you are not the intended recipient be

aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received

this electronic message in error, please notify us by telephone or email (to the numbers or address below) immediately.

Activity and use of the L.S. Starrett Company Limited E-mail system is monitored to secure its effective

operation and for other lawful business purposes.

Communications using this system will also be monitored and may be recorded to secure effective operation and

for other lawful business purposes.

The L. S. Starrett Company Ltd is a limited company registered in Scotland: No. 32886

Registered office: Oxnam Road, Jedburgh, Scotland, TD8 6LR

Tel: +44 (0) 1835 863501 Fax: +44 (0) 1835 863018

This message has been scanned for malware by SurfControl plc.  
[www.surfcontrol.com](http://www.surfcontrol.com)



16/9/2011 12:15 Approx.

- 2(NP) spoke to Angela Langston,  
of Accounts Assistant.

The L S Sparrett Co. Ltd.

OXnam Road

Jedburgh

TD8 6LR.

She informs me that she only received  
this invoice on 13/9/2011 and  
she has no knowledge of this  
matter to this and their Co do not  
own property in this area.

- 2(NP) telephal. managing Agent.

Mr Demos Demos-Thencus  
69 Crouch Hall Road, Crouch End, London N8 8HD

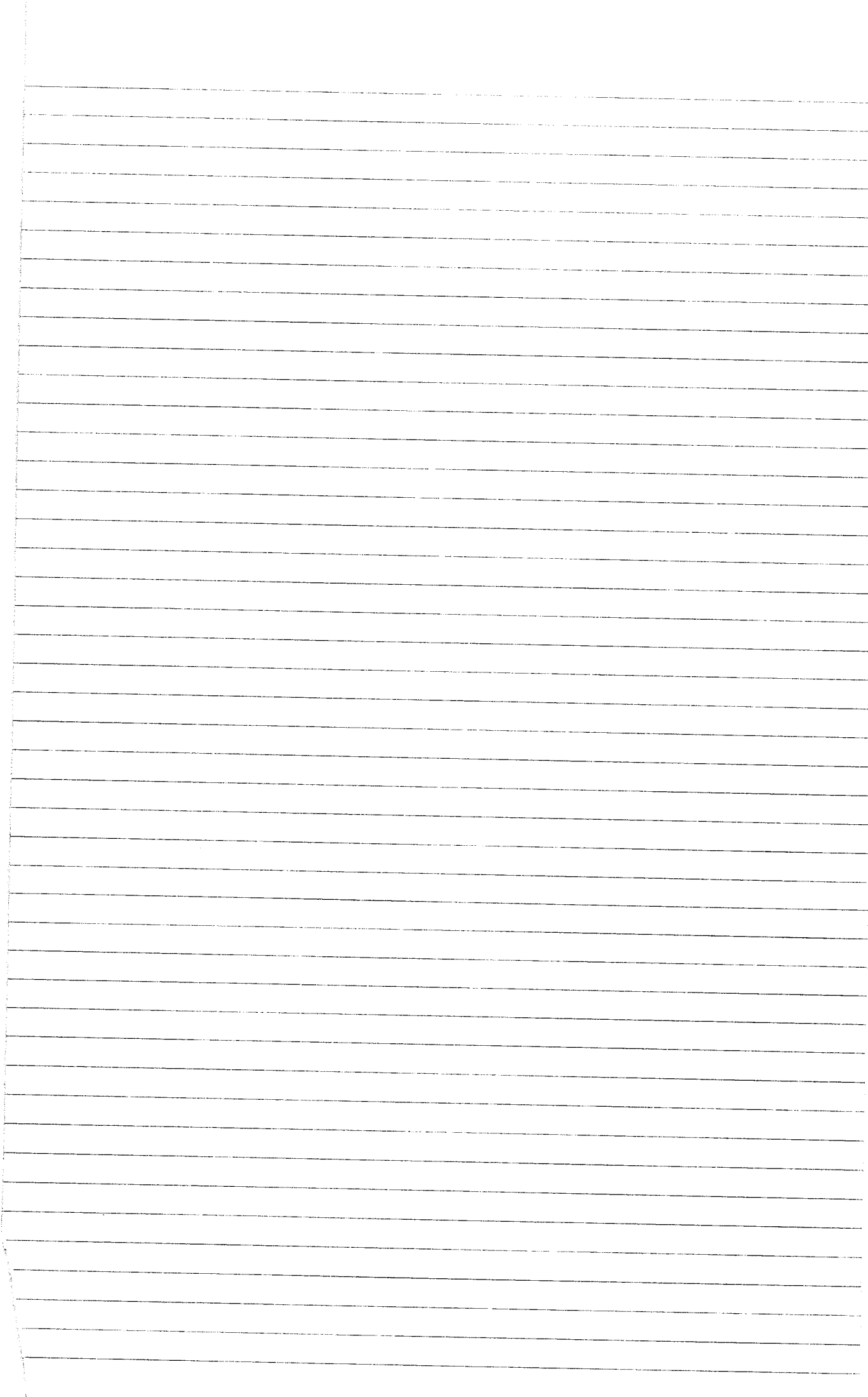
He is still the managing agent for

this property. He confirms that

we can send copy of invoice

for his attention and sort out the

payment for it.





\*\*\* COPY \*\*\*

**INVOICE**

LONDON BOROUGH OF CAMDEN  
 CULTURE & ENVIRONMENT  
 BUILDING CONTROL TEAM  
 5TH FLOOR TOWN HALL EXTN  
 ARGYLE STREET  
 LONDON  
 WCIH 8EQ  
 FAX: 020-7974-2726  
 VAT REG NO: 232 3164 03

STARETT COMPANY LTD  
 8 MIDDLE LANE  
 LONDON  
 N8 8PL

INVOICE NO 0044588522X  
 DATE 10-Jun-2010  
 TAX POINT 10-Jun-2010  
 CUSTOMER NO C1 A039719  
 ELEMENT EC / 40

**PAYMENT TO REACH YOUR ACCOUNT BY**  
 24-Jun-2010

DESCRIPTION	VAT CODE	AMOUNT	VAT
Vat On Invoices issued from 1/12/08 to 31/12/09 15.0%  (Camden internal use only: Ref 86464) FAO STARETT COMPANY LTD - 0208 8047777			
DANGEROUS STRUCTURE REF 10/DS/0015/NPI	E	1601.01	0.00
BC REGISTRATION CHARGE THE LONDON BUILDING ACTS (AMENDMENT) ACT 1939 PART V11.GRAFTON CHAMBERS, GRAFTON PLACE, LONDON, NW1 1LN.29TH MARCH 2010 ANY QUERIES PLEASE CONTACT JUDITH PINEDA ON: 0207 974 5756	E	100.00	0.00
<b>TOTAL</b>		1701.01	0.00
<b>TOTAL AMOUNT DUE GBP</b>		1701.01	

**If you have any queries regarding the payment or content of this invoice please call us now on: 020-7974-6969**

LONDON BOROUGH OF CAMDEN

bank giro credit

Reference	Credit account number	Amount due (no fee payable at PO counter)	CO-OPERATIVE BANK PLC
155 24	C1 A039719	£	Credit Islington Branch Account
Cashier's Stamp and Initials	Signature	Date	
Items	Fee	Receipt	CASH
			CHEQUE
	Sorting Code Number		£
	08-90-33		

Please do not write or mark below this line and do not fold this counterfoil



## Credit Control Request - Ref. 86464

### Applicant

<i>First name</i>	Judith
<i>Last name</i>	Pineda
<i>Directorate</i>	Culture and Environment
<i>Service</i>	Planning and Public Protection
<i>Team</i>	Building Control
<i>Phone</i>	020 7974 5756
<i>Email</i>	Judith.Pineda@camden.gov.uk

### Instructions for completing form

### Select type of Request

<i>Directorate</i>	CAE
<i>Request Type</i>	Standard Invoice

### Main Details

<i>System To Use</i>	Cedar
<i>Invoice To</i>	Starett Company Limited
<i>Contact Name</i>	Starett Company Limited
<i>Contact Number</i>	0
<i>Address</i>	8 Middle Lane London
<i>Post Code</i>	N8 8PL
<i>Document Type</i>	Invoice - Env Building Control (DM)
<i>Location</i>	Dangerous Structures Building (EC)
<i>Total Value</i>	1701.01
<i>VAT</i>	EXEMPT
<i>Cedar Customer Account</i>	
<i>Your Reference</i>	10/DS/0015/NPI
<i>Their Reference</i>	
<i>Text on invoice</i>	The London Building Acts (Amendment) Act 1939 Part VII. Dangerous Structure Notice 10/DS/0015/NPI Grafton Chambers, Grafton Place, London, NW1 1LN 29th March 2010.
<i>Additional Information</i>	Dangerous Structure Notice E £1601.01 BC Registration Charge E £100.00

**Line Details**

<i>Cost Centre</i>	D3270
<i>Nominal Code</i>	TC727
<i>Job Number</i>	T9987
<i>Net Amount</i>	1601.01
<i>Line VAT</i>	EXEMPT
<i>Line Description</i>	Dangerous Structure Notice

---

<i>Cost Centre</i>	D3270
<i>Nominal Code</i>	TC770
<i>Job Number</i>	T9987
<i>Net Amount</i>	100.00
<i>Line VAT</i>	EXEMPT
<i>Line Description</i>	BC Registration Fee

---

<b>Total Net Value</b>	1,701.01
------------------------	----------

**Credit Control Select Authoriser**

<i>Evidence Attached?</i>	Yes
	Select different person to authorise
<i>Authoriser : Forename</i>	Nasser
<i>Authoriser : Surname</i>	Rad

**About this form**

<i>Issued by</i>	Finance
<i>Assigned to</i>	Credit Control Team Leaders
<i>Contact email</i>	<a href="mailto:creditcontrol@camden.gov.uk">creditcontrol@camden.gov.uk</a>
<i>Channel</i>	Camden Finance
<i>Contact reference</i>	ENVJP08
<i>Received on</i>	21/05/2010
<i>Form reference</i>	86464
<i>Status</i>	Submitted on 21/05/2010 14:58
<i>Contact method</i>	Self service
<i>Type</i>	Credit Control Request

**Finance**  
**Credit Control Request - Ref. 86464**

Contact: INTER/ENVJP08

---

**Applicant**

First name	Judith
Last name	Pineda
Directorate	Culture and Environment
Service	Planning and Public Protection
Team	Building Control
Phone	020 7974 5756
Email	Judith.Pineda@camden.gov.uk

24 MAY 2010

**Instructions for completing form**

**Select type of Request**

Directorate	CAE
Request Type	Standard Invoice

**Main Details**

System To Use	Cedar
Invoice To	Starett Company Limited
Contact Name	Starett Company Limited
Contact Number	0
Address	8 Middle Lane London
Post Code	N8 8PL
Document Type	Invoice - Env Building Control (DM)
Location	Dangerous Structures Building (EC)
Total Value	1701.01
VAT	EXEMPT
Cedar Customer Account	

**Finance**  
**Credit Control Request - Ref. 86464**

Contact: INTER/ENVJP08

---

**Main Details**

Your Reference	10/DS/0015/NPI
Their Reference	
Text on invoice	The London Building Acts (Amendment) Act 1939 Part VII. Dangerous Structure Notice 10/DS/0015/NPI Grafton Chambers, Grafton Place, London, NW1 1LN 29th March 2010.
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Line VAT	EXEMPT
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Cost Centre	D3270
Nominal Code	TC770
Job Number	T9987
Net Amount	100.00
Line VAT	EXEMPT
Line Description	BC Registration Fee
<b>Total Net Value</b>	1,701.01

**Credit Control Select Authoriser**

Evidence Attached?	Yes
	Select different person to authorise



**Finance**  
**Credit Control Request - Ref. 86464**

Contact: INTER/ENVJP08

---

**Credit Control Select Authoriser**

Authoriser : Forename                      Nasser  
Authoriser : Surname                        Rad

**About this form**

Issued by                                        Finance  
Contact email                                 [creditcontrol@camden.gov.uk](mailto:creditcontrol@camden.gov.uk)  
Received on                                     21/05/2010  
Form reference                                 86464  
Contact method                                Self service



**DANGEROUS STRUCTURE INVOICE RECORD**  
**Bc/ag 20/05/10**

<b>FILE REF:</b>	10/DS/0015/NPI	<b>PROPERTY REF:</b>	
<b>SITE ADDRESS:</b>	Grafton Chambers Grafton Place London NW1 1LN	<b>OWNER:</b>	<b>STARETT COMPANY LIMITED</b> C/O 8 Middle Lane London N8 8PL

DATE	CONTRACTORS REFERENCE	CHARGE	INVOICE REF	NET AMOUNT	VAT	TOTAL	REMARKS
20/05/10	4424168	1.532.07	<del>843570</del>	1.532.07	68.94	1.601.01	
		CDM H&S Survey £1.532.07 x 4.5% =		68.94			
		Building Control Admin Charges		100.00			
				<b>£1.701.01</b>			





BC22 (1/00)  
ENVIRONMENT DEPARTMENT - BUILDING CONTROL

**CERTIFICATE OF SERVICE**

The London Building Acts 1930 to 1982  
The Building Act 1984 and the Building Regulations

Premises: *Grafton Chambers, Grafton place, NW1 1LN.*

Documents: *Drafting Structure Notice* Number: *19/DS/2015/NP1*

I certify that I have served the documents described above in the following manner:

\* by delivery to .....(name)

at .....(address)

on ..... (date /time); and

\* by posting in ~~a prepaid envelope addressed to~~ *Recorded delivery*

.....(name/address)

at .....(mailbox location)

on *20.5.10* ..... (date /time); and *15-56 JPI*

\* by delivering it to ..... (name)

at the premises on on ..... (date /time); and

\* by attaching it to the premises on .....

(date /time), at the following location .....

\* delete as applicable

Signed ..... date .....



Title Number : 164629

This title is dealt with by Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 16 APR 2010 at 12:46:29 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: 164629
Address of Property	: Grafton Chambers, Grafton Place, London (NW1 1LN)
Price Stated	: Not Available
Registered Owner(s)	: STARETT COMPANY LIMITED (incorporated in Cyprus) care of 8 Middle Lane, London N8 8PL.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 16 APR 2010 at 12:46:29. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

## A: Property Register

This register describes the land and estate comprised in the title.

CAMDEN

- 1 (21.11.1912) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Grafton Chambers, Grafton Place, London (NW1 1LN).

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (06.09.2007) PROPRIETOR: STARETT COMPANY LIMITED (incorporated in Cyprus) care of 8 Middle Lane, London N8 8PL.
- 2 (01.04.1996) A Transfer dated 6 March 1996 made between (1) Kewtape Limited and (2) Oldfield Properties Limited contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

## Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 6 March 1996 referred to in the Proprietorship Register:-

The Purchaser hereby covenants with the vendor that it the Purchaser and all persons deriving title under it will at all times hereafter be bound by the covenants on the part of the Landlord contained in the Leases and tenancies subject to which the property is sold and the Purchaser and its estates and effects from any breaches thereof. The Purchaser further covenants to observe and perform the covenants and restrictions mentioned in the charges Register of the said title and to indemnify the vendor against all actions and claims in respect thereof.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (18.07.1996) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

## Schedule of notices of leases

- |   |            |                     |            |
|---|------------|---------------------|------------|
| 1 | 18.07.1996 | Second floor flat 3 | 05.03.1996 |
|---|------------|---------------------|------------|



## Schedule of notices of leases continued

	NGL739913		125 years from 29.9.1995
2	08.11.1996 NGL743535	First floor flat	05.03.1996 125 years from 29.9.1995
3	08.11.1996 NGL743538	Ground floor flat	05.03.1996 125 years from 29.9.1995
4	08.11.1996 NGL743543	Fifth floor flat	05.03.1996 125 years from 29.9.1995
5	08.11.1996 NGL743544	Fourth floor flat	05.03.1996 125 years from 29.9.1995
6	08.11.1996 NGL743545	Third floor flat	05.03.1996 125 years from 29.9.1995
7	26.06.2007 NGL883593	Basement Flat	15.11.2006 125 years from 29.9.1995

End of register





# LINBROOK SERVICES LTD



Franklin House · Crown Road · Enfield · Middlesex EN1 1FE  
Telephone 020 8304 7777 · Facsimile 020 8805 7077  
Facsimile (Special Works Department) 020 8805 7747  
Facsimile (Buying Department) 020 8267 7745

RECEIVED  
28 APR 2010  
Culture & Environment

Invoice to:

LONDON BOROUGH OF CAMDEN  
TOWN HALL EXTENSION  
ARGYLE STREET  
LONDON WC1H 8EQ  
F.A.O. JUDITH PINEDA

10/05/0015

INVOICE No. **843570**

INVOICE DATE 27/04/2010

YOUR ORDER. ~~NARAN~~ PO 10226347

OUR WORKS ORDER No. 4431079

Client Code: DSLBCAMD Invoiced by: DSBH

Site: GRAFTON PLACE

CODE	DETAILS	UNIT PRICE	QTY	LINE TOTAL
	OUR REF: bhamilton/JG Completion Date: 29/3/2010			
	DANGEROUS STRUCTURE AS ATTACHED TIME SHEET 4431079/1	1532.07	1.00	1532.07

TERMS ARE STRICTLY NETT 30 DAYS

**CONSTRUCT \* IMPROVE \* MAINTAIN**

NETT TOTAL	1532.07
VAT @ 17.5%	268.11
<b>INVOICE TOTAL</b>	<b>1800.18</b>

sent 19-5-10.







Client: London Borough of Camden Building Control

Date:

WEEK ENDING: 2/4/2010

Dangerous Structures Contract 2005/2009

Job Number: 4431079

SITE NUMBER: Grafton Place

Prime sheet No. 4431079/1

Description	ITEM	QUANTITY	RATE	SB8 TOTAL	TOTAL
Operatives normal time	A1	6.00	29.59	177.54	
Operatives O/R	A1	0.00	48.37	0.00	
Operatives normal time	A2	6.00	27.32	163.92	
Operatives O/R	A2	0.00	46.10	0.00	
Operatives normal time	A3	6.00	27.32	163.92	
Operatives O/R	A3	0.00	46.10	0.00	
Operatives normal time	A4	0.00	27.32	0.00	
Operatives O/R	A4	0.00	46.10	0.00	
Operatives normal time	A5	0.00	27.32	0.00	
Operatives O/R	A5	0.00	46.10	0.00	
Operatives normal time	A6	0.00	27.32	0.00	
Operatives O/R	A6	0.00	46.10	0.00	
Operatives normal time	A7	0.00	27.32	0.00	
Operatives O/R	A7	0.00	46.10	0.00	
Operatives normal time	A8	0.00	27.32	0.00	
Operatives O/R	A8	0.00	46.10	0.00	
Operatives normal time	A9	0.00	27.32	0.00	
Operatives O/R	A9	0.00	46.10	0.00	
Operatives normal time	A10	0.00	27.32	0.00	
Operatives O/R	A10	0.00	46.10	0.00	
Operatives normal time	A11	0.00	27.32	0.00	
Operatives O/R	A11	0.00	46.10	0.00	
Operatives normal time	A12	0.00	27.32	0.00	
Operatives O/R	A12	0.00	46.10	0.00	
Plant					505.38
Tramite	C1	6	31.00	186.00	
Van	C2	6	11.78	70.68	
Van	C3	0	11.78	0.00	
					256.68
Additional Plant					
CHEERY PICKER	D1	6	105.42	632.52	
Sub Contractor					
	E1	1		0.00	
					632.52
238 Uplift on Add Plant & Sub Cont.					
Materials					
STERLING BOUNDS	F1	6	13.57	81.42	
SCREWS	F2	1	5.62	5.62	
PLUGS	F3	1	43.74	3.74	
MASONRY DRILLS	F4	4	5.25	21.00	
	F5	0		0.00	
					111.78
238 Uplift on Materials					28.71
TOTAL EXC. VAT					1532.07







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- 1 (21.11.1912) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Grafton Chambers, Grafton Place, London (NW1 1LN).

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (06.09.2007) PROPRIETOR: STARETT COMPANY LIMITED (incorporated in Cyprus) care of 8 Middle Lane, London N8 8PL.
- 2 (01.04.1996) A Transfer dated 6 March 1996 made between (1) Kewtape Limited and (2) Oldfield Properties Limited contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

## Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 6 March 1996 referred to in the Proprietorship Register:-

The Purchaser hereby covenants with the vendor that it the Purchaser and all persons deriving title under it will at all times hereafter be bound by the covenants on the part of the Landlord contained in the Leases and tenancies subject to which the property is sold and the Purchaser and its estates and effects from any breaches thereof. The Purchaser further covenants to observe and perform the covenants and restrictions mentioned in the charges Register of the said title and to indemnify the vendor against all actions and claims in respect thereof.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (18.07.1996) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

## Schedule of notices of leases

- |   |            |                     |            |
|---|------------|---------------------|------------|
| 1 | 18.07.1996 | Second floor flat 3 | 05.03.1996 |
|---|------------|---------------------|------------|

## Schedule of notices of leases continued

	NGL739913		125 years from 29.9.1995
2	08.11.1996 NGL743535	First floor flat	05.03.1996 125 years from 29.9.1995
3	08.11.1996 NGL743538	Ground floor flat	05.03.1996 125 years from 29.9.1995
4	08.11.1996 NGL743543	Fifth floor flat	05.03.1996 125 years from 29.9.1995
5	08.11.1996 NGL743544	Fourth floor flat	05.03.1996 125 years from 29.9.1995
6	08.11.1996 NGL743545	Third floor flat	05.03.1996 125 years from 29.9.1995
7	26.06.2007 NGL883593	Basement Flat	15.11.2006 125 years from 29.9.1995

End of register

③ Crafton Chambers

Crafton Place

London

NW1 1LN

10/05/0015

20510



Post Office Ltd.  
Your Receipt

Kings Cross  
17/21 Euston Road  
London  
Greater London  
NW1 2RY

VAT REG No. 243 1700 02  
20/05/2010 15:57  
SESSION : 6-3765537-1



Post Office Ltd.  
Your Receipt

Kings Cross  
17/21 Euston Road  
London  
Greater London  
NW1 2RY

Date and Time: 20/05/2010 15:56  
Session Prefix: 6-376553

Posted after Last Collection? No

**BULK BARCODE DETAILS**

BR6810181336B  
BR6810181476B  
BR6810181556B

IT IS IMPORTANT THAT YOU RETAIN THIS  
RECEIPT AS IT IS YOUR PROOF OF POSTING

This is not a VAT Receipt  
Thank You

RSF 1st Class		
3 @ 1.15		3.45
RM Spd Bulk RSF		
1 @ 0.00		0.00
RM Spd Bulk RSF		
1 @ 0.00		0.00
RM Spd Bulk RSF		
1 @ 0.00		0.00

TOTAL DUE TO POST OFFICE 3.45

Visa Credit FROM CUSTOMER 3.45  
BALANCE 0.00

**Payment Retail**

VISACREDIT  
Card Number: \*\*\*\* \* 4319 Issue:  
ICC  
Auth Code: 095176 EFT No: 061706  
Merchant ID: 64519582  
Terminal ID: 22523637  
Application ID: A000000031010  
From: 06/07 Expiry: 02/11 PAN Seq No: 02  
Transaction ID: 44-177005-6-3765539-1  
Date/Time of Payment: 20/05/2010 15:56

Amount: £3.45

Your account will be debited with the  
above amount. Cardholder PIN verified.  
Transaction confirmed.

Please retain for future reference

Thank You

**Pineda, Judith**

---

**From:** Pineda, Judith  
**Sent:** 20 May 2010 15:10  
**To:** Jackdeo, Shirley; Neglia, Karen  
**Cc:** Pineda, Judith  
**Subject:** New Dangerous Structures  
**Attachments:** 10.DS.0014.pdf; 10.DS.0016.pdf; 10.DS.0015.pdf

Hi,

Please note that the attached documents belong to the following properties which have been identified as Dangerous Structures.

Please record this information in your database.

Kind regards,

Judith Pineda Dip in Change Management  
Principal Administrative Officer  
Planning and Public Protection  
Culture and Environment  
London Borough of Camden

Telephone: 020 7974 5756  
Fax: 020 7974 5603  
Web: [camden.gov.uk](http://camden.gov.uk)

6th Floor  
Town Hall Extension (Environment)  
Argyle Street  
London WC1H 8EQ

Please consider the environment before printing this email.



# LINBROOK SERVICES LTD



Franklin House · Crown Road · Enfield · Middlesex EN1 1FE  
Telephone 020 8804 7777 · Facsimile 020 8805 7077  
Facsimile (Special Works Department) 020 8805 7747  
Facsimile (Buying Department) 020 8267 7745

RECEIVED  
28 APR 2010  
Culture & Environment

Invoice to:

LONDON BOROUGH OF CAMDEN  
TOWN HALL EXTENSION  
ARGYLE STREET  
LONDON WC1H 8EQ  
F.A.O. JUDITH PINEDA

INVOICE No. **843570**

INVOICE DATE 27/04/2010

YOUR ORDER. ~~NARAN~~ PO 10226347

OUR WORKS ORDER No. 4431079

Client Code: DSLBCAMD Invoiced by: DSBH

Site: GRAFTON PLACE

CODE	DETAILS	UNIT PRICE	QTY	LINE TOTAL
	<p>OUR REF: bhamilton/JG Completion Date: 29/3/2010</p> <p>DANGEROUS STRUCTURE AS ATTACHED TIME SHEET 4431079/1</p> <p>10/DS/0015</p>	1532.07	1.00	1532.07

TERMS ARE STRICTLY NETT 30 DAYS

**CONSTRUCT \* IMPROVE \* MAINTAIN**

NETT TOTAL	1532.07
VAT @ 17.5%	268.11
<b>INVOICE TOTAL</b>	<b>1800.18</b>

sent 19/5/10

Title Number : 164629

This title is dealt with by Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 12 APR 2010 at 12:09:22 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: 164629
Address of Property	: Grafton Chambers, Grafton Place, London (NW1 1LN)
Price Stated	: Not Available
Registered Owner(s)	: STARETT COMPANY LIMITED (incorporated in Cyprus) care of 8 Middle Lane, London N8 8PL.
Lender(s)	: None



This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 APR 2010 at 12:09:22. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

## A: Property Register

This register describes the land and estate comprised in the title.

CAMDEN

- 1 (21.11.1912) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Grafton Chambers, Grafton Place, London (NW1 1LN).

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## Schedule of notices of leases

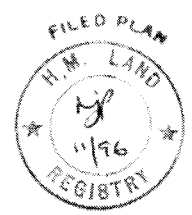
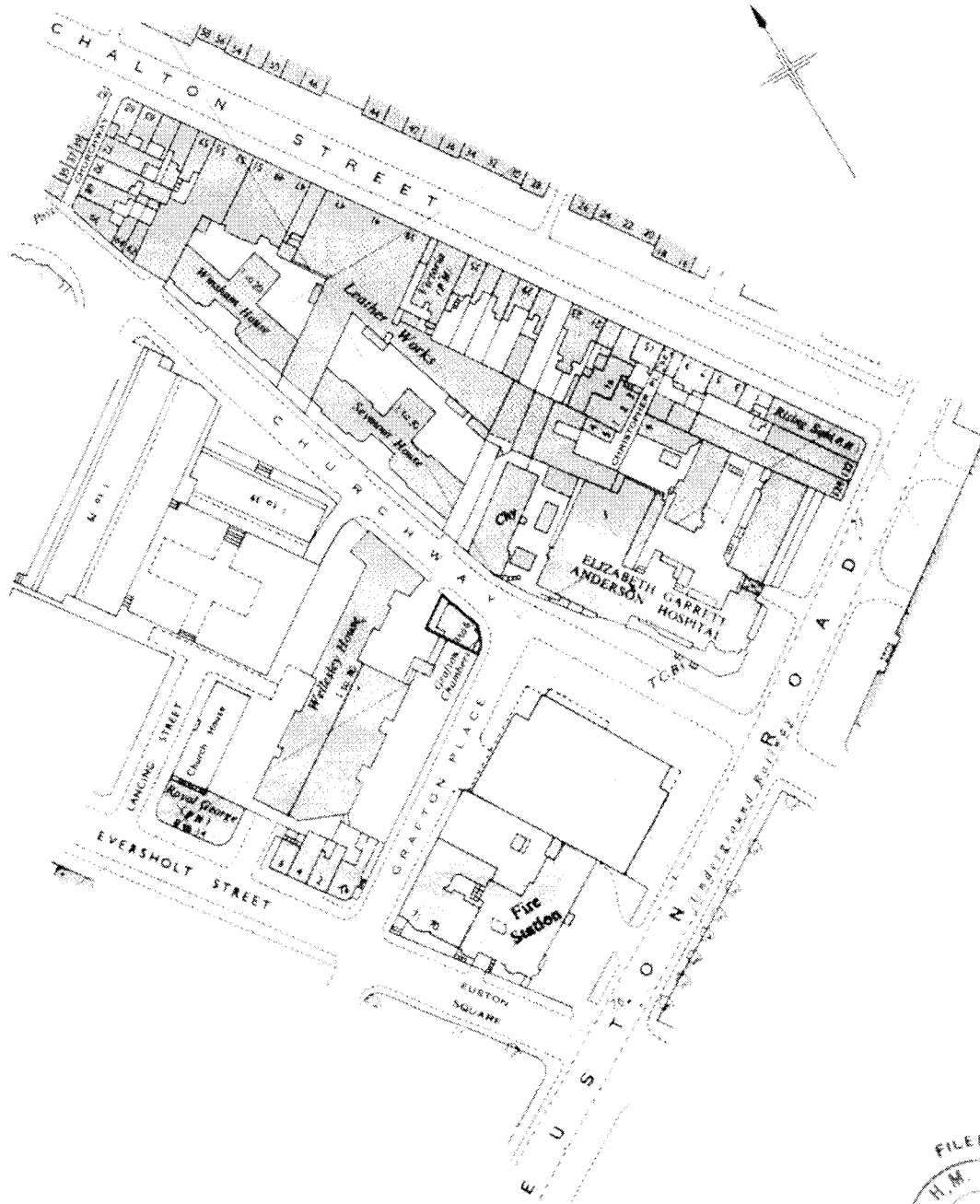
- |   |            |                     |            |
|---|------------|---------------------|------------|
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7	26.06.2007 NGL883593	Basement Flat	15.11.2006  125 years from 29.9.1995

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		164629	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 2982
Scale: 1/1250			© Crown copyright 1974
BOROUGH OF CAMDEN			Old Reference LN VII 33 D



This is a copy of the title plan on 12 APR 2010 at 12:09:22. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

This title is dealt with by Land Registry, Croydon Office.

## FILE NOTE

### Dangerous Structure Call out: Monday 29-03-2010

RE: Grafton Chambers, Grafton Place, London NW1

06.25 am. JM received telephone call from Camden Call Centre reporting attendance required by borough surveyor to Grafton Place, building was on fire and safety of floor need to be accessed. JM forwarded details to NP, as NP is on rota. Details received from JM. :- LFB 0207 536 7210, Ref: 46997101, Name: Danny. Grafton place, Grafton Chambers. 4<sup>th</sup> & 5<sup>th</sup> Floor on fire, off Euston Square.

NP telephoned LFB, Fire in Flat 4, Grafton chambers, Grafton Place, Commander on site: 0791 916 2956.

NP arrived on site 7.45 am.

First observation: the building is at the corner of Grafton Place and Church Way.

Met commander Mr. Green he explained briefly what has happened.

First floor: No access

Second floor: room facing Grafton Place, fire appears to have broken through from above. Couple of floor joists above burnt out, lathe and plaster ceiling loose – water damaged. Advised not to entre this room. If access required, advised that lathe and plaster and loose ceiling joists would need to be removed and adequate support would need to be provided.

Third floor: room facing Grafton Place. It appears that the fire may have started in this room. Part of the floor burnt, no ceiling left, some ceiling joists badly charred, some lightly. Fire appears to have gone through to the floor above. Three windows need protecting from out side as one can not entre the room as this is crime scene room and floor not safe. Advised not to entre the room

Fourth Floor: Room facing Grafton Place. Fire came up from below near party wall. Advised not to entre the room at present, care required.

Advised LFB to cordon off these three rooms

Advised LFB to cordon off the payment.

---

08.50am Telephoned Linbrook, spoke to Wayne, assistance requires to block off six No. windows from outside as it can not be done from inside. There are three windows at third and three windows at 4<sup>th</sup> floor level. will require cherry picker to carry out blocking up of these windows.

09.03am Wayne phoned to inform me that he will be on site approximately in one hour and cherry picker is on the way from Hanger Lane.

09.50am Wayne and cherry picker arrived on site. Discussed and showed the windows that needed to be boarded up.

Access to the first floor flat was now available. The room facing Grafton Place's ceiling is bowed possibly due to the water from above, advised LFB to cordon this room as well.

11.00am LFB called meeting to recap and bring things up to date. Every one gave their input. LFB wanted some kind of temporary support to the floor in question for LFB and Police and others to carry out their investigation. I advised that it is not for Camden to provide this service. However, Wayne from Linbrook made suggestion that they have been asked in the past by Police to provide this type of facility. The Police Officer in charge of this incident and Wayne to discuss this issue after the meeting. Cost of this temporary support will not be passed on to Camden.

---

Local Authority Liaison Officer (LALO) on site:

Mr. John Stow. 07939 038 551

Residence are moved in to Camden Centre at present by LALO.

---

A further meeting has been arranged for 12.45pm to assess the site situation in order for occupants to enter in to their flat to collect some of their basic belongings.

11.20am I (NP) left site.

---

12.45pm meeting.

Recap situation on site by LFB commander officer on site at the time. I advised that I am happy for residence to go into their flat to pick up some of their belongings but not to enter in to rooms facing Grafton Place, the affected rooms.

---

Flat 4 is the place where the fire thought to have started.

---

The Lease holder of flat 2 and 4 are: (both the flats are tenanted) Present at the meeting.

Dorrington Plc  
14 Hans Road,  
London SW3 1RT

Tel: 020 7581 1477

Mr. Peter Yeates and  
Ms. Julia Webb

---

Freeholder of the building: (Details from Mr. P. Yeates)

Starett Co. Ltd.  
c/o 8 Middle lane  
London, N8.

---

Managing agent for free holder: (Details from Mr. P. Yeates)

Mr. Dmos Memosthenous  
07973 116 969  
028 8342 7100  
c

*Demos - Memosthenous*  
*Demos - first name.*      *second name.*      *correction made on 16/9/2010*

---

Police CAD No. 1077 29/3/2010  
Tel: 0300 123 1212

---

*Address*  
*69*

01.40 pm Linbrook completed boarding up six windows.

NP left site 1: 40pm.

---

**Summary:**

Fire in Flat 4 at third floor level spread to fourth floor above and second floor below. Water have damaged the ceiling to first floor flat. The room facing Grafton Place at each level are cordoned off.

Windows to the affected rooms at third and fourth floor are boarded up to avoid any debris/glass falling on the street.

LFB Tel: 0207 536 7210, Ref: 46997101

Police CAD Ref. No. 1077 29/3/2010, Tel: 0300 123 1212

---

31-03-2010

I telephoned Wayne (Linbrook) just enquire if the temporary support/access platform that was required by investigation officer(s) was provided on the same day.

Yes, it was.

---

Address:

69 Crouch Hall Road  
Crouch end  
London N8 8TD

email:- [Demos@firsthm.co.uk](mailto:Demos@firsthm.co.uk)



# Notifiable Fire Report

<b>From</b>	
<b>LFB Fire Investigator:</b>	Barry Kent
	Fire Investigation Team, Dowgate
<b>Telephone Number:</b>	020 8555 1200 ext 35700

**Brigade Incident No:** 46997101

**Date/time of first call:** Monday 29 March 2010 04:50

**Location:** FLAT 4, GRAFTON CHAMBERS, GRAFTON PLACE, LONDON, NW1 1LN

**Local authority area:** Camden

**Type of property:** Purpose Built Flats/Maisonettes - 4 to 9 storeys

**Use of property:** Residential use

**Detailed property use:** Privately Rented

**Was there a fire alarm system:** No      **Effect of alarm system:**

**Did Fire Safety Officer attend:** Yes      **If so, name:** GM Kevin Biggs

**Possible fire safety deficiencies:** No      **Further report for LFB to follow:** Yes

**Photos available for LFB use:** Yes

**Structural damage:** Yes      **Structural fire safety precaution failure:** No

<b>Number of persons rescued:</b>	0
<b>Number of persons injured:</b>	0
<b>Number of fire fatalities:</b>	1
<b>Number of non-fire fatalities:</b>	0

### Brief Description of Fire:

A fire occurred in a purpose built flat on the third floor, within a property of seven floors (six + basement) circa 1926.

The fire spread from the third floor, to both second and fourth floors, with water and smoke damage to all other floors.

The fire originated in the living room of the flat, and resulted in the death of the lone elderly male occupier. The occupier was a heavy smoker and drinker, also suffering from mobility issues, emphysema and dementia. He had lived in the flat for approximately 30 years.

SD was fitted to some flats in the block, but not in the flat of origin, the alarm was raised by the occupier of flat 3 on the second floor, who was woken by a noise in his flat on investigation found the ceiling in his living room had started to collapse and fire was breaking through, a small fire had broken out on the carpet from the burning debris. He woke his neighbours, and 11 people evacuated the property uninjured.

Six crews attended used Jets, HRJ, TL Jet. BA and TIC.

The floor of the flat has been deemed unsafe by Borough Surveyor, and work is being carried out to stabilise structure today.

No in depth investigation has taken place today, full joint excavation to be carried out 30/03/10. Met Police investigation ongoing.

No cause available to date.

NO FS concerns noted.



This report sent to the following by email:

0

**Circulation instructions for Area Team:**

1. Station Manager at Euston Fire Station if not listed above
2. Team Leader for Camden  
Paddington Fire Station, 156 Harrow Road, London W2 6NL Fax: 020 7587 2305
3. Camden Building Control Office  
If either structural damage or structural fire safety precaution failure is 'Yes'  
  
Building Control, Town Hall Extension, Argyle Steeet, London WC1H 8EQ  
Telephone: 020 7974 6941 Fax: 020 7974 5603
4. Camden Environmental Health Office  
If detailed property use indicates a house in multiple occupation (HMO)  
  
Camden Town Hall, Argyle Street Entrance, Euston Road, London, WC1H 8EQ  
Telephone: 020 7974 6975 Fax: 020 7974 6955

This report produced 29 March 2010 13:07

This report is based on information currently available and may be subject to change.

© London Fire and Emergency Planning Authority.

Do not reproduce this report or disclose it to others without written permission.



# LINBROOK

SERVICES LTD

CONSTRUCT \* IMPROVE \* MAINTAIN



No. 3950

Franklin House · Crown Road · Enfield · Middlesex EN1 1FE  
 Telephone 020 8804 7777 · Facsimile 020 8805 7077  
 Facsimile (Special Works Department) 020 8805 7747  
 Facsimile (Surveying Department) 020 8805 5994

Client <i>Camden</i>	Our O/N <i>4431079</i>
Site <i>Grafton place / Churchway</i>	Client O/N
Location	Date <i>29/3/10</i>
<b>Supervisor Instruction / Variation confirmation</b>	
Instruction / variation request details	
<i>To Board up Windows Using Sterling board to 3rd and 4th floors using cherry picker.</i>	
Requested by (operative):	
Time:	
Supervisor: <i>[Signature]</i>	
Client details	
Authorised / <del>Declined</del> by:	
Time:	
Additional notes:	
Sign: <i>[Signature]</i>	Print: <i>NARAN PUNDIR</i>
Date: <i>29/3/2010</i>	

## Pineda, Judith

---

**From:** Loureda, George  
**Sent:** 31 March 2010 08:48  
**To:** Pineda, Judith  
**Cc:** Pindoria, Naran; Rad, Nasser  
**Subject:** FW: Emailing: 4431079

**Attachments:** 4431079.pdf



4431079.pdf (163  
KB)

Dear Judith,

FYI

Regards  
George Loureda  
Interim Head of service

Telephone: 020 7974 6949

-----Original Message-----

From: Wayne Turvey [mailto:wturvey@linbrooks.co.uk]  
Sent: 31 March 2010 07:15  
To: Loureda, George  
Subject: Emailing: 4431079

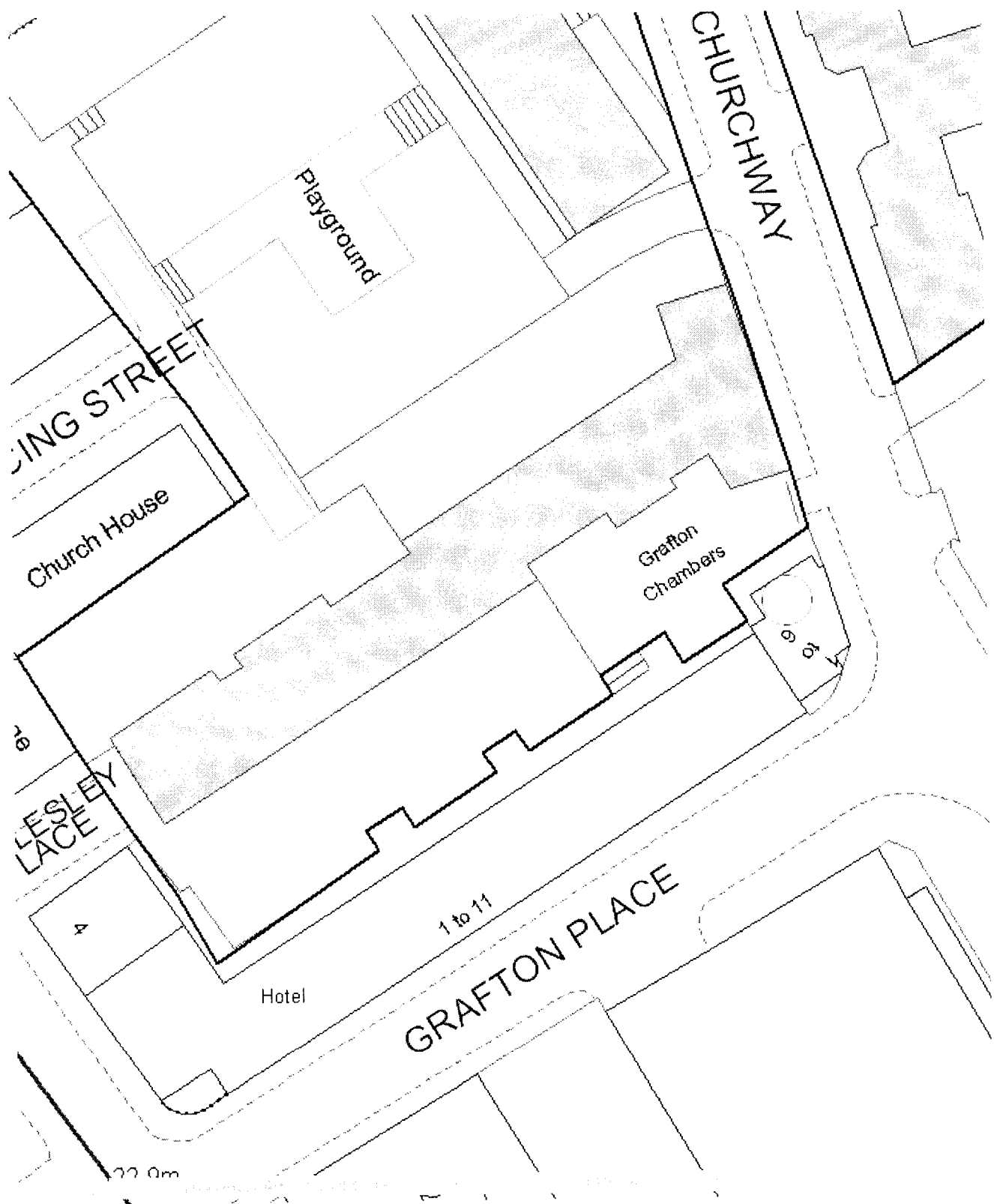
please see attached document

Regards  
Wayne Turvey  
Linbrooks

The message is ready to be sent with the following file or link attachments:

4431079

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.





## Addresses for GRAFTON PLACE (20 addresses)

UPRN	Flat Name	Flat Number Name	Number	Road	Postcode
5105213		GRAFTON CHAMBERS		GRAFTON PLACE	NW1 1LN
5038076	FLAT 1	GRAFTON CHAMBERS		GRAFTON PLACE	NW1 1LN
5038077	FLAT 2	GRAFTON CHAMBERS		GRAFTON PLACE	NW1 1LN
5038078	FLAT 3	GRAFTON CHAMBERS		GRAFTON PLACE	NW1 1LN
5038073	FLAT 4	GRAFTON CHAMBERS		GRAFTON PLACE	NW1 1LN
5038074	FLAT 5	GRAFTON CHAMBERS		GRAFTON PLACE	NW1 1LN
5038075	FLAT 6	GRAFTON CHAMBERS		GRAFTON PLACE	NW1 1LN
5154205	FLAT LOWER GROUND FLOOR	GRAFTON CHAMBERS		GRAFTON PLACE	NW1 1LN
5150544		STREET RECORD		GRAFTON PLACE	
5149008			1-11	GRAFTON PLACE	NW1 1BR
5129025			2	GRAFTON PLACE	NW1 1DT
5153470	FLAT 1ST FLOOR FRONT		2	GRAFTON PLACE	NW1 1DT
5153471	FLAT 1ST FLOOR REAR		2	GRAFTON PLACE	NW1 1DT
5153472	FLAT 2ND FLOOR FRONT		2	GRAFTON PLACE	NW1 1DT
5153473	FLAT 2ND FLOOR REAR		2	GRAFTON PLACE	NW1 1DT
5153474	FLAT 3RD FLOOR FRONT		2	GRAFTON PLACE	NW1 1DT
5153475	FLAT 3RD FLOOR REAR		2	GRAFTON PLACE	NW1 1DT
5153476	FLAT 4TH FLOOR FRONT		2	GRAFTON PLACE	NW1 1DT
5153477	FLAT 4TH FLOOR REAR		2	GRAFTON PLACE	NW1 1DT
5153478	FLAT 5TH FLOOR		2	GRAFTON PLACE	NW1 1DT

29/03/2010

Miss Susan Close  
Flat 2

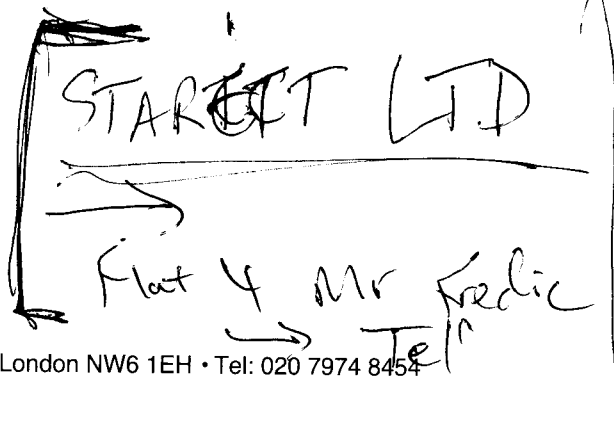
Flat 3

Mr Nuno Teles - SAMPAO

3 students

Mr Alexander - Abreu

Mr - Geo - Matello



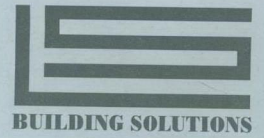
London NW6 1EH • Tel: 020 7974 8454



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CONSTRUCT \* IMPROVE \* MAINTAIN



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 Facsimile (Surveying Department) 020 8805 5994

Client <i>Camden</i>	Our O/N
Site <i>Grafton place / Churchway.</i>	Client O/N
Location	Date <i>29/3/10</i>
<b>Supervisor Instruction / Variation confirmation</b>	
Instruction / variation request details	
<i>To Board up Windows Using Sterling board to 3rd and 4th floors using Cherry picker.</i>	
Requested by (operative):	
Time:	
Supervisor: <i>[Signature]</i>	
Client details	
Authorised / Declined by:	
Time:	
Additional notes:	
Sign: <i>[Signature]</i>	Print: <i>NARAN PUNDARRAJ</i>
Date: <i>29/3/2010</i>	