

Field Place,
Templecombe,
Henley-on-Thames,
Oxfordshire RG9 3HR

Email: scott@smg.powernet.co.uk
Mobile 0773 9891981
Telephone 01491 571786
Fax 01491 571989

25 July 2007
Ref: 70726TL rpt sm530

Mr. & Mrs. N.A.Leifer
44 Downshire Hill
London NW3 1NU

Dear Tony & Sue,

Re: 44 Downshire Hill, London NW3

Reference our meeting and my inspection on the 11th July 2007.

I have had a chance to review and refresh myself on the history of works to your property carried out by SMG Design Associates Ltd around 2001. Sue had mentioned that SMG Design underpinned sections of the property at that time. This was not correct. The works contracted for were to replace the kitchen and repair and redecorate externally.

SMG Design specified and quoted on the 15th June 2001 to strip up the "live" rather ropey suspended timber floor in the family room and as part of that also quoted to underpin sections of the external rear and spine walls where there had been previous subsidence and lay new concrete floors in the kitchen and family room. I have enclosed a copy of that for your information.

I do remember that we had a discussion about the walls then and I gave my opinion that the rear and spine walls had been pretty stable for two years after some years of varying vertical movement. I also recall that it was my opinion (and still is) that future movement could not be predicted as it was dependent on ground conditions and that was in turn dependent on seasonal weather extremes.

It is interesting to note that some 6 years later the areas identified as requiring underpinning in Para 7 of the June 2001 specification appear to be the areas where some vertical movement has recently occurred.

It was decided that in view of the mess, extra time, cost and general dislocation to you those extensive works would not be undertaken, but a more limited works schedule was followed. A copy of the summary breakdown of those additional works was prepared on the 18th September 2001. I have also enclosed a copy of that for your information.

Please find attached an outline report on the recent movements together with my summary recommendations.

Yours sincerely,

Scott Mac Gregor
(for Claymore Design Ltd)