

Hello FirstPort

As detailed in an email message sent directly to Harry Stanbury and help@ from the chairperson of our Becketts Grove Phase 2 Residents Association committee. I would like to raise an issue against our 2023 estate management charge estimates and bill.

FirstPort have failed to provide details of 2021 accounts and have not credited back overpayment that I believe are due from 2021 underspending.

As stated in our TP1 Transfer Deeds...

*Part 11 – Calculation of Estate Rentcharge*

*3. As soon after the end of each Financial Year as is reasonably practicable the Rentcharge Owner shall provide the Transferee with a Certificate for that financial Year.*

*4. If the Certificate specifies an amount for the Estate Rentcharge less than any Estate Rentcharge paid in respect to that Financial Year then such overpayment shall be credited to the Transferees next payment of the Estate Rentcharge.*

The requirement for the provision of accounts is also detailed in articles 74 to 77 of Memorandum and Articles of Association of Becketts Grove Phase 2 (Wyndham) Residents Management Company Limited.

I feel a full year after the end of the 2021 financial year is more than enough time for FirstPort to provide us with account details for that financial year. I also see no good reason why there wouldn't be a credit for 2021 as there was last year from 2020. The reasons are detailed further in the email to Harry and help@.

I believe I owe less than is being demanded on the bills with the 2023 estimates. Therefore I am not willing to pay anything further to FirstPort until this issue is resolved and I have an updated account statement.