

GRENFELL TOWER PUBLIC INQUIRY

EXHIBIT MMFA/13

This is “**Exhibit MMFA/13**” referred to in the Second Witness Statement of Manuel Miguel Ferreira Alves.

Dated: this 25th day of February 2020

From: Miguel Alves <[REDACTED]>
Date: 18 January 2015 at 16:36:39 GMT
To: "eharriott@kctmo.org.uk" <eharriott@kctmo.org.uk>
Cc: "homeownership@kctmo.org.uk" <homeownership@kctmo.org.uk>, "srumble@kctmo.org.uk" <srumble@kctmo.org.uk>
Subject: FW: complain Grenfell Tower Service Charge

Dear Earle Harriott,

Thank you for the copy of the of the invoices related to the service charge final account 2013/2014. Can you please review the following invoices.

1.I would like to bring to your attention that most of the call outs for engineers and technicians to deal with the electrics, change bulbs etc. are being charged as out of hours. This would not be much of an issue if it was a one time thing, however this seems to be a recurring event which is doubling the amount of money that the company is charging. For that reason I would like you to revise these and make amends so that we as leaseholders are not being charged for unnecessary reasons when it could be done during normal hours and have the cost reduced to normal working hours.

Invoice No. 150930 24/03/2014
Invoice No. 147272 31/12/2013
Invoice No. 143425 31/07/2013
Invoice No. 141713 08/05/2013
Invoice No. 145639 31/10/2013
Invoice No. 137400 24/11/2012
Invoice No. 134762 23/07/2012
Invoice No. 142576 01/07/2013
Invoice No. 141000 02/05/2013
Invoice No. 143535 01/08/2013
Invoice No. 142186 08/05/2013

2.I would like to also bring to your attention the various upgrades made to the sites around Lancaster West Estate in the gardens which we have to pay yet we have no use to them. The gardens are closed off for us and we have no access to them and yet we still have to pay for their maintenance even though we lost our own garden to the school project. It is completely unacceptable that Grenfell Tower will to pay for the servicing of the maintenance plus the buying of new foliage because we had no say in the matter and we have no access to it whatsoever. Therefore I demand that we should be relieved from these charges as we are not reaping their benefits. If we have to pay for the maintenance of the garden facilities just because it is part of Lancaster West Estate then surely the rest of the estate should also be responsible for the maintenance of the lift maintenance which they do not pay for. It is absurd that we have to pay around £15,000 above budget for this maintenance when clearly the budget set should be enough to keep it running and if there are planned works for it, then everyone should have a say so that a communal decision is made rather than a decision which can only benefit the company. These invoices are the ones that I would like to be reviewed.

Invoice No. 30802 09/12/2013

Invoice No. 30902 24/02/2014
Invoice No. 30674 22/08/2013
Invoice No. 30785 09/12/2013
Invoice No. 30666 22/08/2013
Invoice No. 30652 24/06/2013
Invoice No. 30651 24/06/2013
Invoice No. 303494 17/06/2013
Invoice No. 30914 24/02/2014

3. Finally I would like to inquire about a security invoice. The invoice number is 2266 22/10/2013. I am curious to know what this invoice is for as the description seems ambiguous and from what is understandable off it seems like it shouldn't be something to put on our service charge.

Yours sincerely
Manuel Alves