



NOTICE OF INVITATION TO PARTICIPATE – RIGHT TO MANAGE COMMONHOLD AND LEASEHOLD REFORM ACT 2002

To: All qualifying tenants of flats at Blocks B, C and D of The Maltings, London E3

1. RTM Company Details

Maltings Close Residents Management Company Limited (“the Company”), of 70 Maltings Close, London E3 3TB, Company number 16168187 under the Companies Act 2006, is authorised by its Articles of Association to acquire and exercise the right to manage Blocks B, C and D of The Maltings, London E3 (“the premises”).

2. Articles of Association Inspection

The Company’s Articles of Association may be inspected:

- online at www.maltingsclose.org/rtm; and
- in person at **45 Maltings Close, London E3 3TB** between 12pm and 5pm on Monday’s and Friday’s given three (3) days notice to info@maltingsclose.org and **[See Note 2 Below]** and at any time within the period of seven days beginning with the day after this notice is given, a copy of the Articles of Association may be ordered from the above address on payment of the reasonable fee of £25. **[See Note 3 Below]**

3. Members, Directors and Secretary

The names of:

- (a) the members of the Company,
 - (b) the Company’s directors, and
 - (c) if the Company has a secretary, the name of that person,
- are set out in the Schedule below.

4. Landlord and Other Parties



The names of the landlord and of the person (if any) who is party to a lease of the whole or any part of the premises otherwise than as landlord or tenant are:

- **London & Quadrant Housing Trust (“L & Q”)** (head landlord);
- **Twelve Trees (Bromley-by-Bow) Management Company Limited (“TTMC”)** (managing agent);
- **Chime Properties Limited.**

5. Responsibilities under Right to Manage

Subject to the exclusions mentioned in paragraph 7, if the right to manage is acquired by the Company, the Company will be responsible for—

- (a) the discharge of the landlord’s duties under the lease; and
- (b) the exercise of his powers under the lease,

with respect to services, repairs, maintenance, improvements, insurance and management.

6. Enforcement of Tenant Covenants

Subject to the exclusion mentioned in paragraph 7(b), if the right to manage is acquired by the Company, the Company may enforce untransferred tenant covenants. **[See Note 4 below]**

7. Exclusions

If the right to manage is acquired by the Company, the Company will not be responsible for the discharge of the landlord’s duties or the exercise of his powers under the lease—

- (a) with respect to a matter concerning only a part of the premises consisting of a flat or other unit not subject to a lease held by a qualifying tenant; or
- (b) relating to re-entry or forfeiture.

8. Statutory Functions

If the right to manage is acquired by the Company, the Company will have functions under the statutory provisions referred to in Schedule 7 to the Commonhold and Leasehold Reform Act 2002. **[See Note 5 below].**



9. Managing Agent

The Company **intends to appoint a managing agent** within the meaning of section 30B(8) of the Landlord and Tenant Act 1985. The proposed managing agent is:

**Parkfords Management Limited t/a Parkfords Property Management
Ground Floor, Imperial House, 25 North Street, Bromley, Kent BR1 1SD.**

10. Costs Warning

If the Company gives notice of its claim to acquire the right to manage the premises (a “claim notice”), a person who is or has been a member of the Company may be liable for costs incurred by the landlord and others in consequence of the claim notice. **[See Note 6 below].**

11. Invitation to Join

You are invited to become a member of the Company. **[See Note 7 below].**

12. Professional Advice

If you do not fully understand the purpose or implications of this notice you are advised to seek professional help.

SCHEDULE

Part 1 – Full names and addresses of persons who are both qualifying tenants and members and particulars of their lease

(Address – Current Tenant – Lease start – Term – Lease end)

100 Maltings Close, E3 3TB Ms J Birgersson Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

101 Maltings Close, E3 3TB Ms F Chantler Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

102 Maltings Close, E3 3TB Mr V Laidler Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



103 Maltings Close, E3 3TD Mr D Flood Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

104 Maltings Close, E3 3TD Thilini S Gunasinghe Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

105 Maltings Close, E3 3TD Mr D Tresadern Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

106 Maltings Close, E3 3TD Resonance Real Lettings GP Limited Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

107 Maltings Close, E3 3TD Dr S Moodliar Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

108 Maltings Close, E3 3TD Ms Sonja Moses Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

109 Maltings Close, E3 3TD Mr Yizhe Wang Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

110 Maltings Close, E3 3TD Momina Begum Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

111 Maltings Close, E3 3TD Mr M Gillaspay Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

112 Maltings Close, E3 3TD Mr C Waldron Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

115 Maltings Close, E3 3TD Marakesh International Properties (Ascot) Ltd Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

116 Maltings Close, E3 3TD Markus James Ashley Barnes Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

117 Maltings Close, E3 3TD Mr Sonny Soper Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



118 Maltings Close, E3 3TD Ms M Heaney Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

119 Maltings Close, E3 3TD Mrs S R Kurowska & Mr K Kurowski Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

120 Maltings Close, E3 3TD Zhao Wang Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

121 Maltings Close, E3 3TD Mr M Loveday Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

122 Maltings Close, E3 3TD Paul J Mckechnie Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

123 Maltings Close, E3 3TD Gary Johnson & Elisa Scotta Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

124 Maltings Close, E3 3TD Miss A A Miranda Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

125 Maltings Close, E3 3TD Marakesh International Properties (Ascot) Ltd Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

126 Maltings Close, E3 3TD Mrs Arlette Atandjo Otshudi -Bibila Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

128 Maltings Close, E3 3TD Rumman Muhammed Abu Taher and Sofia Kousar Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

129 Maltings Close, E3 3TD S Dawe & J Henderson Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

130 Maltings Close, E3 3TD Vladimir Gratiashvili & Catherine Stanchet Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

131 Maltings Close, E3 3TD Xiaoguang Li Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



132 Maltings Close, E3 3TD Mr R Lammie Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

134 Maltings Close, E3 3TD Mr J & Mrs V Efue Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

135 Maltings Close, E3 3TD Mr G Matthews Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

136 Maltings Close, E3 3TD Mr M Loveday Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

138 Maltings Close, E3 3TD Mr T Loveday Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

139 Maltings Close, E3 3TD Mr J Onyett Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

140 Maltings Close, E3 3TD Joyanta Raksmith and Ayena Gupta Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

141 Maltings Close, E3 3TD Mr G Matthews Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

142 Maltings Close, E3 3TD Mr W Bennett Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

143 Maltings Close, E3 3TD Mr G Matthews Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

144 Maltings Close, E3 3TD Mashhood Ul Haque Qazi Tuesday, November 1, 2005 125 years Tuesday, October 31, 2130

145 Maltings Close, E3 3TD Mr D Canoy Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

147 Maltings Close, E3 3TD Mr D Jamieson & Mr A Kent Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



148 Maltings Close, E3 3TD Marya Shabir Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

149 Maltings Close, E3 3TD Ms J Vause Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

153 Maltings Close, E3 3TD Mr Ben Martin Dolbear Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

154 Maltings Close, E3 3TD Mr Li Li Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

155 Maltings Close, E3 3TD Ms C Warren Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

156 Maltings Close, E3 3TD Amar U Patel Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

157 Maltings Close, E3 3TD Calvyn Tan Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

158 Maltings Close, E3 3TD Mr O Mitchell Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

159 Maltings Close, E3 3TE Max Alexander Barker Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

160 Maltings Close, E3 3TE Miss E S M Lock & Miss J L Barnard Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

161 Maltings Close, E3 3TE Mr A Patel Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

162 Maltings Close, E3 3TE Mr S Hodge Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

163 Maltings Close, E3 3TE Mr G Harris Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



164 Maltings Close, E3 3TE Marcus Frederick Richard Williams Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

165 Maltings Close, E3 3TE Mr H A Protheroe Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

166 Maltings Close, E3 3TE Ms I L Ntumazah Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

168 Maltings Close, E3 3TE Mr D Morris Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

169 Maltings Close, E3 3TE Ka-Chun Andy Chung Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

170 Maltings Close, E3 3TE Mr I R Carmichael Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

171 Maltings Close, E3 3TE Andrew Sheridan Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

172 Maltings Close, E3 3TE Miss S E Forster r& Mr P J Meiklejohn Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

173 Maltings Close, E3 3TE Mr A Costa Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

174 Maltings Close, E3 3TE Mrs P Agarwal & Mr S Badoni Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

175 Maltings Close, E3 3TE Charith K M Karunaratne Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

176 Maltings Close, E3 3TE Mr G Matthews Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

177 Maltings Close, E3 3TE Sophie N Clayton & Sandra V Clayton Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



178 Maltings Close, E3 3TE Mrs V Bose Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

179 Maltings Close, E3 3TE Mr A Patel Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

180 Maltings Close, E3 3TE Mr P R & Mrs A McCarthy Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

181 Maltings Close, E3 3TE Mr A M Watts Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

182 Maltings Close, E3 3TE Mr P Smith Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

183 Maltings Close, E3 3TE Mr C McCaffrey Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

184 Maltings Close, E3 3TE Mr R Haque Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

185 Maltings Close, E3 3TE Mr R Zaghlul Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

186 Maltings Close, E3 3TE Arvinder Singh Choda Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

187 Maltings Close, E3 3TE Miss L E R Meadmore Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

188 Maltings Close, E3 3TE Mr C & Mrs C Sheridan Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

189 Maltings Close, E3 3TE Ilke Ardeniz & Gorkem Idil Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

190 Maltings Close, E3 3TE Ye Zhang Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



191 Maltings Close, E3 3TE Mr V Crooks Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

192 Maltings Close, E3 3TE Mr A Costa & Mr S J Imray Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

193 Maltings Close, E3 3TE Caroline -Angela Hibbert Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

194 Maltings Close, E3 3TE Mr S Swan Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

195 Maltings Close, E3 3TE Miss N Ishaq Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

196 Maltings Close, E3 3TE Ms F Macintyre Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

197 Maltings Close, E3 3TE Mr S O'Driscoll Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

198 Maltings Close, E3 3TE Ms V Bose Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

199 Maltings Close, E3 3TE Miss N Ishaq Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

200 Maltings Close, E3 3TE Mr H Otun Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

201 Maltings Close, E3 3TE Jacopo Semeraro Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

202 Maltings Close, E3 3TE Mr S Hadji -Kouriyin Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

203 Maltings Close, E3 3TE Sandeep Jheeta Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



204 Maltings Close, E3 3TE Duc Thuan Nguyen Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

205 Maltings Close, E3 3TE Mr G Francis Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

206 Maltings Close, E3 3TE Ms J. O Dell'Olio & Miss K Bojarek Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

207 Maltings Close, E3 3TE Ms Zasheer Mavalvala Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

209 Maltings Close, E3 3TE Mr M Yexley Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

210 Maltings Close, E3 3TE Mr S Hadjikyriacou Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

211 Maltings Close, E3 3TE Francis R McGuigan Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

212 Maltings Close, E3 3TE Miss H Yen Ping Kong Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

213 Maltings Close, E3 3TE Ms E Donohue Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

214 Maltings Close, E3 3TE Mr D Hawkins & Mr N Hawkins Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

215 Maltings Close, E3 3TE Mr S Wilson Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

45 Maltings Close, E3 3TB Amar Lodhia Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

46 Maltings Close, E3 3TB Wojciech Reczek and Zuzanna Ewa Rydz Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



47 Maltings Close, E3 3TB Gary Miller Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

48 Maltings Close, E3 3TB Jamil Ahmed Latif Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

49 Maltings Close, E3 3TB Robyn Jeffries Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

52 Maltings Close, E3 3TB Mr S Murad Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

56 Maltings Close, E3 3TB Ms C Eason Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

63 Maltings Close, E3 3TB Ms E Benedetti and Mr M Piazzi Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

70 Maltings Close, E3 3TB Yiorgos Krokos Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

71 Maltings Close, E3 3TB Martin Keith Atkinson Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

72 Maltings Close, E3 3TB Mr J Palmer Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

73 Maltings Close, E3 3TB Ms N Magdalena Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

74 Maltings Close, E3 3TB Tahmidul Islam Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

75 Maltings Close, E3 3TB Mr C Chan Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

76 Maltings Close, E3 3TB Mr C McLellan and Ms S McLellan Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



79 Maltings Close, E3 3TB Mr S Shao Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

82 Maltings Close, E3 3TB Mr J Walter Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

84 Maltings Close, E3 3TB Ms S Madden and Mr S Madden Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

85 Maltings Close, E3 3TB Mr M Harrad and Mr J Singh Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

90 Maltings Close, E3 3TB Mr E Storback Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

91 Maltings Close, E3 3TB Mr T Rajukumar Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

92 Maltings Close, E3 3TB Mr S Shah Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

93 Maltings Close, E3 3TB Mr N Mohammed Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

96 Maltings Close, E3 3TB Ms R Bearman and Ms S Bearman Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

97 Maltings Close, E3 3TB Ms S Trieu Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

98 Maltings Close, E3 3TB Ms P Saurabh Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130

99 Maltings Close, E3 3TB Craig Francis Dempsey Tuesday, November 29, 2005 125 years Tuesday, November 28, 2130



RTM Company Directors

Director	Flat	Lease Start	Term	Commencement
Mr Yiorgos Krokos	70 Maltings Close, E3 3TB	17 May 2024	107 years	29 Nov 2005
Mr Wojciech Reczek	46 Maltings Close, E3 3TB	12 Aug 2024	107 years	29 June 2006
Mr Gary Miller	47 Maltings Close, E3 3TB	29 June 2006	125 years	29 Nov 2005

Signed by authority of Maltings Close Residents Management Company Limited

Amar Lodhia

Legal Consultant (Supervised)

Legal Representative for Directors

Authorised Member of the RTM Company

25 September 2025



NOTES

1. **Recipients of this Notice**

This notice inviting participation must be sent to each person who, at the time the notice is given, is a qualifying tenant of a flat in the premises but who is not already, and has not agreed to become, a member of the Company. A qualifying tenant is defined in section 73 of the Commonhold and Leasehold Reform Act 2002 (“the 2002 Act”).

2. **Inspection of Articles of Association**

The specified times for inspection must be periods of at least 2 hours on each of at least 3 days (including a Saturday or Sunday or both) within the 7 days beginning with the day following that on which the notice is given.

3. **Ordering Copies of Articles**

The ordering facility must be available throughout the 7-day period referred to in Note 2. The fee must not exceed the reasonable cost of providing the ordered copy.

4. **Untransferred Tenant Covenants**

An untransferred tenant covenant is a covenant in a tenant’s lease that he must comply with, but which can be enforced by the Company only by virtue of section 100 of the 2002 Act.

5. **Statutory Functions**

The functions relate to matters such as repairing obligations, administration and service charges, and information to be furnished to tenants. Details may be obtained from the RTM Company.

6. **Liability for Costs**

If the claim notice is at any time withdrawn, deemed to be withdrawn or otherwise ceases to have effect, each person who is or has been a member of the Company is liable (except in the circumstances mentioned at the end of this note) for reasonable



costs incurred by—

- (a) the landlord,
- (b) any person who is party to a lease of the whole or any part of the premises otherwise than as landlord or tenant, or
- (c) a manager appointed under Part 2 of the Landlord and Tenant Act 1987 to act in relation to the premises to which this notice relates, or any premises containing or contained in the premises to which this notice relates, in consequence of the claim notice.

A current or former member of the Company is liable both jointly with the Company and every other person who is or has been a member of the Company, and individually. However, a former member is not liable if he has assigned the lease by virtue of which he was a qualifying tenant to another person and that other person has become a member of the Company.

7. Membership

All qualifying tenants of flats contained in the premises are entitled to be members. Landlords under leases of the whole or any part of the premises are also entitled to be members, but only once the right to manage has been acquired by the Company. An application for membership may be made in accordance with the Company's articles of association which, if they do not accompany this notice, may be inspected as mentioned in paragraph 2 of the notice.

8. Reporting Failures to Landlord

If the right to manage is acquired by the Company, the Company must report to any person who is landlord under a lease of the whole or any part of the premises any failure to comply with any tenant covenant of the lease unless, within the period of three months beginning with the day on which the failure to comply comes to the attention of the Company—

- (a) the failure has been remedied,
- (b) reasonable compensation has been paid in respect of the failure, or



(c) the landlord has notified the Company that it need not report to him failures of the description of the failure concerned.

9. Management Functions

If the right to manage is acquired by the Company, management functions of a person who is party to a lease of the whole or any part of the premises otherwise than as landlord or tenant will become functions of the Company. The Company will be responsible for the discharge of that person's duties under the lease and the exercise of his powers under the lease, with respect to services, repairs, maintenance, improvements, insurance and management. However, the Company will not be responsible for matters concerning only a part of the premises consisting of a flat or other unit not subject to a lease held by a qualifying tenant, or relating to re-entry or forfeiture.

10. Grant of Approvals

If the right to manage is acquired by the Company, the Company will be responsible for the exercise of the powers relating to the grant of approvals to a tenant under the lease, but will not be responsible for the exercise of those powers in relation to an approval concerning only a part of the premises consisting of a flat or other unit not subject to a lease held by a qualifying tenant.