Begin forwarded message:

**From:** "brett.sanford@yahoo.co.uk" <brett.sanford@yahoo.co.uk>
**Date:** 6 June 2014 18:01:51 BST
**To:** Michael Gabriel <michael@greenlizardhomes.co.uk>
**Subject:** **Re: Oast**

Hi

Sorry, I've reached out to hamptons already and they've advised to seek legal advise which we will be.

Brett Sanford
Sent from my iPhone

On 6 Jun 2014, at 17:55, "Michael Gabriel" <michael@greenlizardhomes.co.uk> wrote:

Brett

To be clear, nobody was aware of the any damage or issues with the cowl

until you commented on them on the 10th May. The last major storm was on the

14th February so the assumption has to be made that if there is a problem

with the cowl this must be when it happened.

With kind regards

Michael

Michael Gabriel

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

From: brett.sanford@yahoo.co.uk [mailto:brett.sanford@yahoo.co.uk]

Sent: 06 June 2014 17:31

To: Michael Gabriel

Subject: Re: Oast

Michael

Thanks for this. We're slightly confused by your email as we didn't live in

the property on the 14th February and were not aware of any damage or issues

with the oast when we took it on. We will be speaking to hamptons as we

would never have taken the property on had we known these issues were in

place and therefore will be taking early release on 8 August at no further

cost to us.

Brett Sanford

Sent from my iPhone

On 6 Jun 2014, at 17:24, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

Thanks Brett. Also just to let you know the damage to the cowl on the

14th February is being claimed for on insurance. We don't know whether

the insurance company will send out a loss adjuster but I wanted you

to know just in case.

Have a good w/e

Michael

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

From: brett.sanford@yahoo.co.uk [mailto:brett.sanford@yahoo.co.uk]

Sent: 06 June 2014 11:48

To: Michael Gabriel

Cc: Danielle Wirth; Karen Moore; Rach

Subject: Re: Oast

Michael

Thanks for your email - just for clarity I'm well aware of the noise

an oast should make vs what sounds like a sonic boom that shakes the

house.

I will let you know when it is banging again.

Brett Sanford

Sent from my iPhone

On 6 Jun 2014, at 11:40, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

Hi Brett

I have spoken to Dude & Arnette and they have said the earliest they

can do any work on the cowl is at the beginning of July and they will

squeeze this in between jobs. This will be done internally using

ladders. As mentioned already the main work to the cowl and roof will

be at the end of July/beginning of August. An exact start date will

be

given nearer the time.

As I am sure you know when a cowl moves just by the nature of what it

is, the mechanism makes a creaking noise and this can sometimes be

loud, but this is normal and is part of living in an oast. I

appreciate from you have said that the banging is louder than the

normal level of noise you would expect so the next time the banging

is occurring, please can you let me know as it would be good to hear

exactly what is happening so I can advise Dude & Arnette.

Thanks

Michael

Michael Gabriel

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

From: brett.sanford@yahoo.co.uk [mailto:brett.sanford@yahoo.co.uk]

Sent: 05 June 2014 16:20

To: Michael Gabriel

Subject: Re: Oast

Hi

Many thanks - but if this issues causes delays in people moving in I

have no intention of paying to cover that period as this is something

that I cannot control.

Hopefully you can see my point here.

Brett Sanford

Sent from my iPhone

On 5 Jun 2014, at 15:49, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

Hi Brett

I am going to see if Dude and Arnette can start works earlier and

move us up their work schedule.

I will let you know as soon as I get a response.

Thanks

Michael

Michael Gabriel

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

From: brett.sanford@yahoo.co.uk [mailto:brett.sanford@yahoo.co.uk]

Sent: 05 June 2014 11:05

To: Michael Gabriel

Cc: Rach

Subject: Re: Oast

Hi

Still banging and woke kids up last night  - I have to be honest if

someone comes and views and that's happening they won't take the

property on as I know I would not.

This puts us in a difficult situation and I'm going to raise my

concerns to Hampton's as well.

Brett Sanford

Sent from my iPhone

On 5 Jun 2014, at 10:00, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

Hi Brett

Sorry to hear this and hopefully it has stopped but unfortunately

there is nothing I can do until Dude and Arnette come and do the works.

With kind regards

Michael

Michael Gabriel

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

From: brett.sanford@yahoo.co.uk [mailto:brett.sanford@yahoo.co.uk]

Sent: 04 June 2014 17:07

To: Michael Gabriel

Subject: Re: Oast

Hi

The oast is banging again today for some reason but hopefully it

will stop as it's annoying and makes being in the property

uncomfortable.

Kind regards

Brett Sanford

Sent from my iPhone

On 2 Jun 2014, at 11:20, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

It won't have any effect on a new tenant moving in.

Michael

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

From: brett.sanford@yahoo.co.uk [mailto:brett.sanford@yahoo.co.uk]

Sent: 02 June 2014 11:05

To: Michael Gabriel

Subject: Re: Oast

Hi

No problem - this would not stop someone moving in as it's key we

keep costs down from our end.

Brett Sanford

Sent from my iPhone

On 2 Jun 2014, at 09:57, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

Hi Brett

Thanks for letting me know. I will chase a start date as all I

have been told so far is work is likely to commence in July but

it may be later than this. I will also find out how long the

works will take to

complete.

With kind regards

Michael

Michael Gabriel

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

From: brett.sanford@yahoo.co.uk

[mailto:brett.sanford@yahoo.co.uk]

Sent: 02 June 2014 07:22

To: Michael Gabriel

Cc: Rach

Subject: Re: Oast

Hi

It's all now confirmed that I'm off to New York so I've asked

Hamptons to put back on the market, they told me to speak to

Karen I advised I would not as that's what they are paid to do.

We are going to be out by 8th August so need to market the

property, do we have any view of when the work will be done as we

would like to minimise disruption etc but also ensure that a new

tenant can be in ASAP to that day to limit our exposure to Karen

on rent and repaying fee's (which I still don't get)

Happy to chat further

Cheers

Brett Sanford

Sent from my iPhone

On 29 May 2014, at 10:29, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

Hi Brett

The cowl is going to fixed and refurbished and the roof of the

oast is going to stripped and recovered at the same time. Still

waiting for dates when work can commence. Unfortunately the

company who is doing the work is the only company that can carry

out the work

required.

They did the same work to number 2 last year and speaking to

Melanie,

there isn't anybody else.

I will let you know as soon as I get possible start dates and

obviously won't finalise a start date until I have discussed the

dates

with you.

Thanks

Michael

Michael Gabriel

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

From: Brett Sanford [mailto:brett.sanford@yahoo.co.uk]

Sent: 28 May 2014 18:14

To: Michael Gabriel

Subject: Re: Oast

Hi

Any update on the plan for the oast

Thanks

Brett Sanford

07742 340772

Sent from my iPad

On 13 May 2014, at 12:30, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

Hi Brett

Just to let you know Darren from Dude and Arnette had a brief

look at the cowl from the outside this morning on the way to

another

job.

He thinks the likely problem is to do with a support in the cowl.

Have arranged to meet him at the house on Friday at 12 for him

to have a better look and to discuss what needs to be done.

Will be in touch.

Michael

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

From: brett.sanford@yahoo.co.uk

[mailto:brett.sanford@yahoo.co.uk]

Sent: 12 May 2014 10:07

To: Michael Gabriel

Subject: Re: Oast

Hi

Thanks - best to have a look at as the noise was like a sonic

boom throughout the day.

Brett Sanford

Sent from my iPhone

On 12 May 2014, at 10:04, "Michael Gabriel"

<michael@greenlizardhomes.co.uk> wrote:

Hi Brett

I have left a message with Dude & Arnette who specialise in

cowl's etc to phone me to arrange a time to meet me at the

house

asap.

I will be in touch when I know more.

With kind regards

Michael

Michael Gabriel

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

From: brett.sanford@yahoo.co.uk

[mailto:brett.sanford@yahoo.co.uk]

Sent: 10 May 2014 21:05

To: michael@greenlizardhomes.co.uk

Cc: Rach

Subject: Oast kernel

Hi

I know you've been in txt conversation with Rach but the

banging is getting worse and louder, neighbours have mentioned

in car park and it's keeping the boys awake.

I've been an had a look from outside and where the others turn

they are all static ours is turning and has a wobble that

seems to be creating the noise that's getting slowly worse.

Just wanted to highlight this to you in case anything happens

ahead of Monday. Hopefully once you've been we can get it

fixed

quickly.

Have a good weekend

Brett Sanford

Sent from my iPhone=