

# LITTLE MEADOWS (CRANLEIGH) MANAGEMENT COMPANY LIMITED

Correspondence address:

20 MARJORAM AVENUE  
CRANLEIGH  
GU6 8GS

Email: [contact@littlemeadowcranleigh.co.uk](mailto:contact@littlemeadowcranleigh.co.uk)

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03 October 2023

SENT BY SIGNED-FOR MAIL AND BY EMAIL TO [contact@maybeckcollections.co.uk](mailto:contact@maybeckcollections.co.uk)

Maybeck Collections  
Whittington Hall  
Whittington Road  
Worcester  
WR5 2ZX

Dear Sir,

**Re : Little Meadows (Cranleigh) Management Company Limited**

It has been brought to the attention of the Directors of Little Meadows (Cranleigh) Management Company Limited ("LMC") that you are claiming and purporting to be able to act upon instructions received from Bellway Homes Ltd, which was a party to various Transfers of individual freehold interests on the estate at Little Meadow, in and about the collection of alleged arrears of service charges. We assume that you are purporting to act upon the instructions of one or other of the stable of FirstPort companies which we believe is one of your sister companies, which, in turn, may have represented to you that it acts on behalf of Bellway Homes Limited.

Bellway Homes Ltd now has nothing whatsoever to do with any entitlement to charge or receive service charges and/or to collect same. For you to suggest otherwise in the correspondence sent to some freeholders was a gross misrepresentation.

The entitlement to charge and/or receive service charges is vested in LMC.

Take notice that FirstPort has been given explicit written notice that it is not authorised to act for or on behalf of LMC:

- (i) in and about sending out any further invoices in respect of any service charges about to fall due, and
- (ii) it is not authorised to take any kind of enforcement action, whether itself or by solicitors, other agents or otherwise howsoever, in and about collecting allegedly outstanding sums from any of the freeholders whomsoever who reside on the Little Meadow development.

This company gives you express notice that you are not authorised to act on behalf of LMC in and about collecting any monies whatsoever and/or in and about threatening householders at Little Meadow of adverse consequences if they do not respond to your improper demands. We do not believe that you have any proper basis upon which you can reasonably believe that:

- (a) you are instructed by and/or authorised to act on behalf of Bellway Homes Ltd, and/or
- (b) Bellway Homes Ltd has any entitlement to receive any of the monies to which you refer in your demands.

Thus your representation, contained in the letters that you have sent out, that Bellway Homes Ltd is your “client” is manifestly false. It may well be a matter for the police to consider whether it is fraudulent given that its aim is to procure a financial advantage for you and/or your pretended client.

Whilst it is not for the directors to give advice to individual freeholders, we will point out to them the content and effect of the Protection from Harassment Act 1997. We will also inform each and every freeholder that any payment of sums to Maybeck Collections will not amount to a good discharge of any sum outstanding to LMC and that no freeholder should make any payments to you whatsoever quite regardless of what threats you make.

In the event that you ignore the content of this letter and take any legal proceedings against any freeholder, the Directors will ensure that the content of this letter is brought to the notice of the Court and, if necessary, will substantiate its contents evidentially.

If you represent to any freeholder that you have the authority to act on behalf of LMC, this company is likely to take proceedings for an injunction to prevent you from making such false claims in the future.

**Yours faithfully,**

**[ORIGINAL COPY SIGNED]**

**Colin Harbour**

**Director - per pro Little Meadows (Cranleigh) Management Company Ltd**