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## **TORTS Removals**

Dear Leaseholders & Tenants of Brenley Park,

Under section 12 of the TORTS (Interference with Goods) Act 1977 we will be acting on behalf of Brenley Park Management LTD to carryout site inspections to ensure the Health & Safety of the site is not in jeopardy by way of obstruction in Communal Areas.

As part of our contract with Brenley Park Management LTD we will carryout pre planned visits as well as random spot checks to ensure safety standards are being met at all times.

Below is further information off the notice and removal process so you can familiarise yourselves with our operational procedures.

Items left in communal areas are classified as “unclaimed and/or abandoned” and we have the right to remove them after issuing a TORTS notice. Any TORTS notice that is issued is photographed in situ with the item as evidence and will be pending removal.

Item(s) removed will be held for 48hrs\* from removal date whereby you have the opportunity to arrange for them to be returned after paying the appropriate fee, there is a minimum fee of £25 per item. A discount maybe given at the discretion of Let Us Group for multiple items belonging to one leaseholder.

\*Item(s) deemed to have a value under the minimum charge or is not of personal effect will/may be disposed of immediately.

Once a TORTS notice has been issued and the time period for removal has lapsed the item(s) becomes the property of Let Us Group and will be removed accordingly. If the same item(s) is found in the communal area at a later date a new TORTS notice will not be required. Once confirmed the item(s) has previously been issued a TORTS notice the item(s) will be removed without any further notice.

**Please note: item(s) that pose as a high fire risk will be removed without warning.**

Let Us Group, Brenley Park Management Ltd and Treehouse Property Management Services Ltd will not be held responsible for any damage(s) caused in the removal and transportation of removed items. If an item(s) remains unclaimed after 48hrs from removal they will either be destroyed or sold at auction and appropriate charges may be added to the service charge of the offending block

To arrange a return please contact us by phone or email on the details at the top of this notice.

Yours Faithfully

Let Us Group