

[Defence Exhibit 1A - Roof Leak]

Unit 6 Leak 24-10-2022



accounts@bosecom.org.uk
To 'Lucas Bayle'

↩ Reply ↩ Reply All → Forward ...

Mon 24/10/2022 12:02

Hi Lucas,

We have had a leak at Bosecom Unit 6, as we've walked into the warehouse this morning, where the ceiling drops it has leaked along that beam, this has happened in the past and I think engineers/builders came to reseal the top.

Last time it happened it was not as serious and did not flood the unit this badly, it was during the day which allowed us to move all of our stock and customer repairs jobs over and out of the way, however since it was overnight this has covered a lot of our customer repair work which is actually from a new client and puts our business at risk with them.

I have assessed the situation and a number of client MAC Desktops are water logged as well as an array of tools, around 8 monitors, 2 other desktops, a box of CCTV cameras and other miscellaneous parts (keyboards mice and small peripherals).

I have yet to assess the damage of what has been affected.

I will now spend half the day cleaning this up.

Pictures as attached.

<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0005.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0007.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0009.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0011.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0013.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0015.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0017.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0019.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0021.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0023.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0025.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0027.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0029.jpeg>
<https://bosecom.org.uk/wp-content/uploads/repairs/Leak-2202-10-24/IMG-20221024-WA0031.jpeg>

Kindest Regards,

[Defence Exhibit 1B - Roof Leak]

RE: Flexspace Invoice / Credit Note



accounts@bosecom.org.uk
To 'admin@flexspace.co.uk'
Cc 'lucas.bayle@flexspace.co.uk'

↩ Reply ↩ Reply All → Forward ...

Tue 21/03/2023 14:52

Hello,

I will not be paying you any interest or additional charges. We have informed you for the last 3 months of the roof leaking after raining. We have send pictures to Lucas Bayle and you have not even responded back to us. I have attempted to get insurance however have been denied it do to the lack of electrical compliancy dating back to when we first moved in. I have brought this up to you a number of times with no response.

Payment was late due to a personal death in my family.

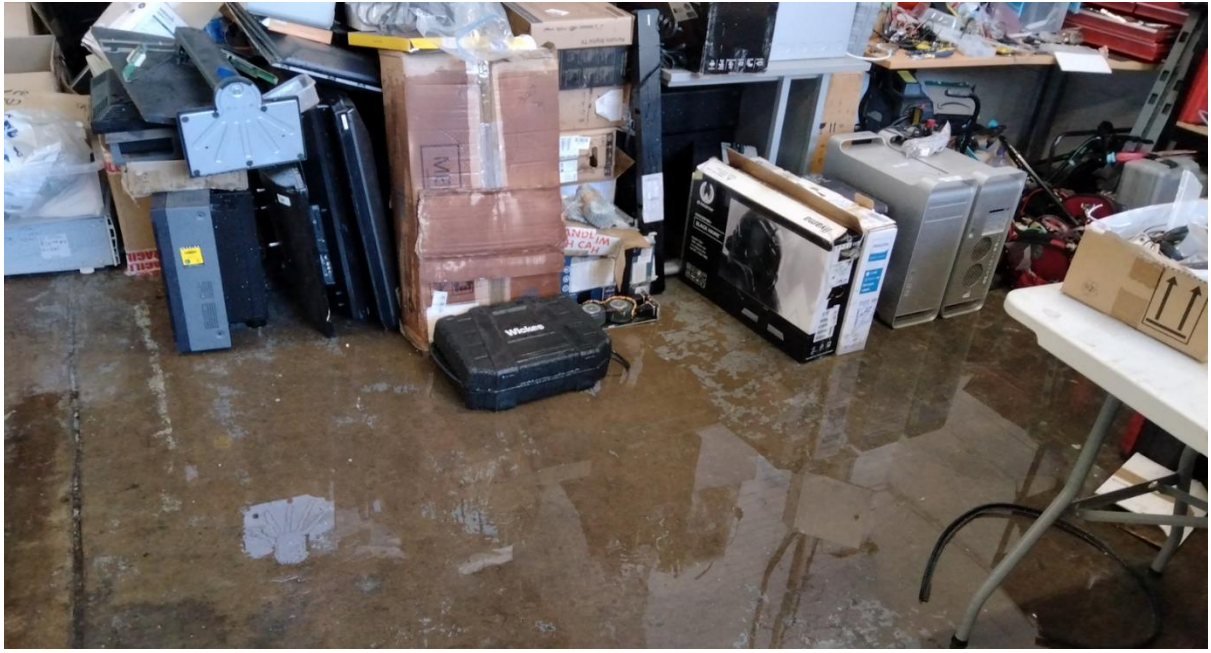
I'm disgusted as usual by your demands and lack of your obligations as a landlord.

Please note I will be charging flexspace damages to my business due to the constant power cuts, damage due to flooding and overall lack of response from your faciliies if you continue to pursue your outlandish demands.

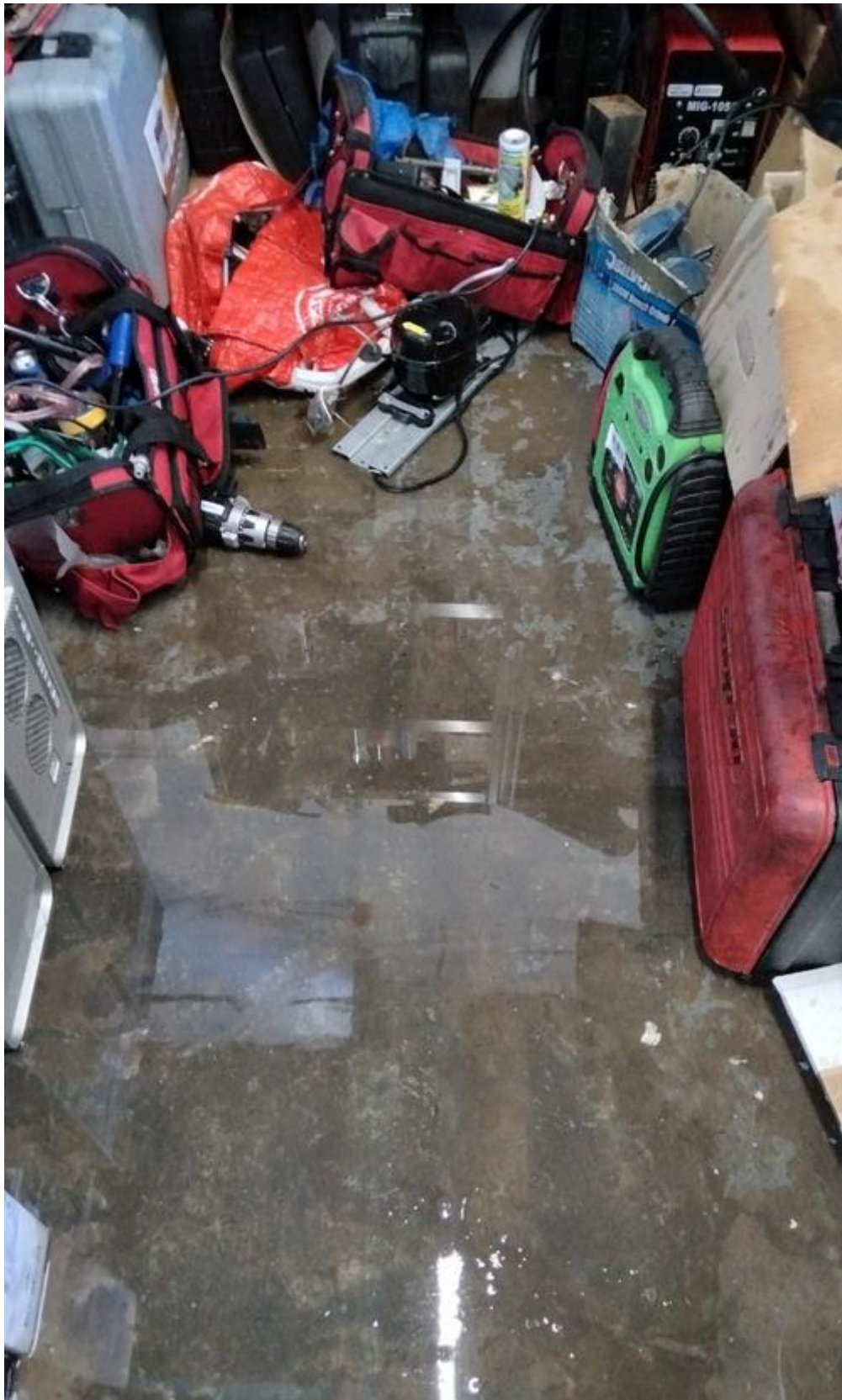
I look forward to your response.

[Defence Exhibit 1C - Roof Leak Pictures]









[Defence Exhibit 2 – Payment Instruction]



From: Tim Doherty <tim.doherty@bosecom.org.uk>
Sent: 3 April 2023 18:08
To: rob.bose@bosecom.org.uk
Subject: RE: Rent Payment April 2023

Thanks mate, I'll be in usual for Sunday 2pm.

From: rob.bose@bosecom.org.uk <rob.bose@bosecom.org.uk>
Sent: 3 April 2023 17:28
To: tim.doherty@bosecom.org.uk
Subject: RE: Rent Payment April 2023

Hey Tim,

Nothing back, I doubt they will respond, pay on the 8th to clear it. Just pay it on Saturday. I need you in for Sunday we need to go through EOY and some of the invoices for Cuffley Banks.

Kindest Regards,

Rob Bose, Director
Bosecom Limited
Phone: 020 393 3925
Mobile: 07845311290
Web: <http://bosecom.org.uk>
Email: rob.bose@bosecom.org.uk
Bosecom Limited, Unit 6 Park House,
15-19 Greenhill Crescent, Watford
WD18 8PH



From: Tim Doherty <tim.doherty@bosecom.org.uk>
Sent: 3 April 2023 10:28
To: rob.bose@bosecom.org.uk
Subject: Rent Payment April 2023

Hey Rob,

When shall I pay FlexSpace, I didn't transfer the funds from the Barclays account to manage our cashflow like you said. Have these scum bags come back regarding the roof and all those Macs for Chris and Jason?

When would you like me in office next?

Thanks mate

[Defence Exhibit 1B - Roof Leak]

Bosecom Unit 6 Watford



administrator@bosecom.uk
To 'Ana.oepfen@flexspace.co.uk'
Cc 'lucas.bayle@flexspace.co.uk'; 'Credit Control'

You forwarded this message on 26/04/2023 11:24.

Good Morning,

We have arrived only to find you have locked the building from the outside.

We have not received any letters or communications regarding this being your process Nor this happening. Furthermore, rent was paid to you last night in full. Screenshot below:

A Faster Payment of £3,403.20 was taken from your account.

TRANSACTION TYPE:

Faster Payments Outgoing (FPO) ?

REFERENCE:

FLEXSPACE UNIT 6
300000001124141147
BOSEC001H
308012 10

DATE OF TRANSACTION:

Tuesday 25 April 2023

TIME OF TRANSACTION:

07:46

[➤ Help with this transaction](#)

Let me be clear why rent was held on our side. We have over the last 5 months asked for the roof leaking and damaging our electronics to be fixed. We have yet to have that fixed or any email acknowledging such issues. We have explained to you on a number of occasions @LucasBayle that we cannot get insurance on this unit as it is not electrically compliant as assessed by our insurance company.

We have paid you on time for over 3 years and you have our deposit, not only this but you have not communicated said issues to us.

I would appreciate a contact from the appropriate person regarding the situation.

Kindest Regards,

[Defence Exhibit 4A - Initial Contact with Freeths]

Unit 6, Park House , 15-23 Greenhill Crescent, Watford [FREETHS-ACTIVE.FID6255442]



Max Pengilley <Max.Pengilley@freeths.co.uk>
To administrator@bosecom.uk
Cc Ella Carroll; Daniel Cuthbert

Reply Reply All Forward ...
Wed 26/04/2023 16:23

You replied to this message on 15/06/2023 10:15.



Dear Sirs
By way of service please see the attached letter, a hard copy of which has been sent to you via post.
Yours faithfully

Freeths LLP
Max Pengilley
Legal Assistant
T: 03451205299
M: 07812759193



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