



Homes for Haringey

Our ref:

3rd Floor, 13-27 Station Road
London N22 6UW.

15 August 2008

Dear Leaseholder

Re: ENCLOSED NOTICES CONCERNING LONG TERM AGREEMENTS
(Section 20 of the Landlord and Tenant Act 1985 (as amended) and
Schedule 2 of the Service Charges (Consultation Requirements)(England)
Regulations 2003).

Please find enclosed two notices of intention, which must be sent to you under
the above Regulations. They are required for the following reasons:

1. **Highway works:** to appoint one contractor to provide a wide range of
road, footpath and landscaping works on the Council's housing estates.
2. **Street Lighting works:** to appoint one contractor to undertake a wide
range of street lighting works.

More detail on the proposed works is provided in the notices. These long term
agreements are necessary with respect to Haringey Council's responsibilities in
carrying out works on the housing estates.

For the sake of completeness, we are sending this notice to **all leaseholders** in the borough of Haringey, even though we may not undertake works of this nature. **Please note this is NOT a demand for payment.**

As a leaseholder you will **only** be required to make a contribution towards the cost of the work if it is carried out in relation to your flat, building or estate. You will receive a second Notice before we appoint the contractors. Before any work is done, the leaseholders concerned will receive a further notice providing a description of the proposed works and an estimated cost.

All observations on the proposals must be in writing. We will be consulting the Leasehold Panel on 4 September 2008 regarding these matters. If you wish to attend the next Panel meeting, please let us know in writing.

Our address is Home Ownership Team, 13-27 Station Road, Wood Green, London N22 6UW.

You can download all the notices issued under various long term agreements from our website: www.homesforharingey.org. If you have any queries regarding the notices please call us on the numbers given below.

Team 1

Hornsey, North Tottenham
and Broadwater Farm:

020 8489 3485

Team 2

South Tottenham and
Wood Green:

020 8489 3313

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nesan Thevanesan', is written over a horizontal line. A vertical red line is positioned to the right of the signature.

Nesan Thevanesan
Head of Home Ownership

Enc.



Homes for Haringey

Our ref:

Home Ownership Team

3rd Floor, 13-27 Station Road

London N22 6UW

fax: 020 8489 1998

minicom: 020 8862 1906

www.homesforharingey.org

Email: home.ownershipteam@homesforharingey.org

15 August 2008

NOTICE OF INTENTION TO ENTER INTO A QUALIFYING LONG TERM AGREEMENT (Section 20 of the Landlord and Tenant Act 1985 (as amended) and Schedule 2 of the Service Charges (Consultation Requirements)(England) Regulations 2003).

Dear Leaseholder(s)

Qualifying Long Term Agreement relating to the appointment of a Contractor for Street Lighting Works.

I am writing to inform you that the Council, as your landlord, proposes to enter into a long term agreement, details of which are given below. The Council is required to consult all leaseholders who may be affected, in accordance with Section 20 of the Landlord and Tenant Act 1985 (as amended) ("the Act") and Schedule 2 of the Service Charges (Consultation Requirements) (England) Regulations 2003 ("the Regulations"). The Regulations require the Council to serve you with a notice of intention to enter into the agreement. In due course the Council will serve you with a further notice regarding its proposal. This letter is the notice of intention. Under the Regulations this notice must contain the following information.

1. Description of the agreement. The Council is planning to enter into what the Act calls a "qualifying long term agreement". This is an agreement which lasts for more than 12 months and concerns works to be carried out in relation to the building or estate in which you are a leaseholder.

The Council intends to appoint one contractor to provide a wide range of street lighting works. These works will mainly be on the Public Highway but the Contract is being let to enable work on the estates to be covered by the same contract in order to achieve economies of scale. There is a similar contract being let at the same time for road, footway and landscaping work and a separate notice is being sent regarding that. One contractor might be appointed for both or it could be two separate contractors depending on the outcome of the tenders.

The types of services, for which you will be liable to pay a proportion of the cost by way of a service charge, will relate to (but not be limited to) the following categories:

- a. Street lighting and other illuminated signs and bollard maintenance.
- b. Lamp column installation on small and large schemes.
- c. The provision of lanterns, lamps, control gear, photocells and other necessary items related to this type of work.
- d. Excavation and laying private electrical and other cables.
- e. Provision and installation of new illuminated signs and bollards.
- f. Bulk cleaning and replacement of lamps.
- g. Service inspections of lighting units and electrical testing.
- h. Painting and numbering of lighting columns.
- i. Cleaning and maintenance of sign faces, illuminated bollards, marker posts, lamp columns, etc.
- j. Other general maintenance.
- k. Emergency work.
- l. Lamp and other material recycling.

2. Duration of the agreement. The agreement is planned to run from July 2009 for a period of four years with the option to extend for up to four further years.

3. Value of the agreement. The total cost of provision of all services throughout the Borough is envisaged to be in the order of £2 million per year.

4. Reasons why the agreement is necessary. The agreement will enable the Council to enter into a contract with the successful contractor to provide the works listed above. The existing agreement for the supply of these works expires in June 2009.

5. **Reasons for carrying out the works.** The proposed works are necessary so that the Council can comply with its contractual and statutory obligations to tenants and leaseholders. Maintenance and other work of this type is essential for safety of all and care of the asset.
6. **Observations.** You are invited to make any written observations you may wish to make regarding the proposals contained in this notice. If you wish to do this, you must send them to this office in writing to be received within 30 days from the date of this notice. All observations must be received by the 15 September 2008. Observations should be sent to me at the following address: Home Ownership Team, 13 – 27 Station Road, Wood Green, London, N22 6UW.
7. **Reason why the Council is not inviting nominations from leaseholders.** In the case of the proposed agreement the European Union requires the Council as a public authority to advertise the agreement by way of a public notice in the Official Journal of the European Union because of the estimated cost of the provision of the works. Where it is necessary to issue such a public notice (as in this case), the right of leaseholders to nominate a contractor does not apply.

The public notice must give details and invite tenders from suitable contractors in respect of the proposed agreement. In view of this requirement, the Regulations state that it is not possible for leaseholders themselves to propose a person or contractor to tender for the contract, as would otherwise be the case. The Regulations also state that leaseholders must be informed of this fact.

8. **Further consultation - Notification of Landlord's Proposal.** Upon receipt of the tenders/estimates, we will send you a further notice regarding the Council's detailed proposal in accordance with the Regulations. This will inform you of the proposed consultant and provide you with a further opportunity to be consulted about the proposed agreement.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nesan Thevanesan', is written over a horizontal line. A vertical red line is positioned to the right of the signature.

Nesan Thevanesan
Head of HomeOwnership

Translation and interpreting services

This is an important letter about your home, from Homes for Haringey.
To get a free copy in your own language, please complete and return the form.

Albanian

Kjo është një letër e rëndësishme mbi shtëpinë tuaj, nga Homes for Haringey. Për të marrë një kopje falas në gjuhën tuaj, ju lutem plotësoni dhe ktheni formularin.

Arabic

هذه رسالة مهمة بشأن منزلك مرسله من قبل "مساكن هارينجيه".
للحصول على نسخة مجانية بلغتك الأصلية، الرجاء أملء
الاستمارة وارجعها.

Bengali

এটা আপনার ঘরের ব্যাপারে হোমস ফর হ্যারিংজে-র কাছ থেকে একটা জরুরী চিঠি। এটা আপনার নিজের ভাষায় পেতে চাইলে, দয়া করে এই ফর্মটা ভর্তি করুন আর ফেরত পাঠান।

French

Voici une lettre importante de "Homes for Haringey" concernant votre logement. Pour en obtenir un exemplaire gratuit dans votre langue, veuillez remplir et nous renvoyer le coupon.

Greek

Η σημαντική αυτή επιστολή αφορά το σπίτι σας και είναι από τον οργανισμό «Homes for Haringey» (Κατοικίες για το Χάριγκεϋ). Αν θέλετε δωρεάν αντίγραφο στη δική σας γλώσσα, παρακαλούμε συμπληρώστε και επιστρέψτε τη φόρμα.

Kurdish

Ev name girîng e û li ser mala we ya ku Homes for Haringey daye we ye. Ji bo kopîyeke wê bi zimanê we, ji kerema xwe formê tije bikin û bi şûn ve bişînin.

Portuguese

Essa é uma carta importante sobre seu lar, de Homes for Haringey (Lares para Haringey). Para obter uma cópia gratuita em sua própria língua, por favor complete e retorne o formulário.

Romanian

Aceasta este o scrisoare importantă de la „Homes for Haringey”, în legătură cu locuința dvs. Pentru a obține o copie gratuită în limba dvs, vă rugăm completați și returnați formularul.

Somali

Tani waa warqad muhiim ah oo ku saabsan gurigaaga, taas oo ka socota Homes for Haringey. Si aad u hesho koobbi lacag la'aan ah oo luqaddaada ku qoran, fadlan buuxi oo soo celi foomka.

Turkish

Bu, Homes for Haringey adlı kurumdan, evinize ilişkin önemli bir mektuptur. Kendi dilinizde ücretsiz bir kopyası için lütfen formu doldurup gönderiniz.

Please tell us if you would like a copy of this letter in another language that is not listed above or in any of the following formats, and send the form to the Freepost address below.

In large print

On audio tape

In Braille

In another language

Which language?



Name:

Address:

Telephone:

Email:

Please return to: **Freepost RLXS-XZGT-UGRJ Haringey Council,**
Translation and Interpretation Services, 8th Floor, River Park House,
225 High Road, London N22 8HQ



Homes for Haringey uses recycled paper as part of its commitment to improving the environment.

Homes for Haringey offers this translating and interpreting service to Haringey residents. We can translate this document into one language per resident ONLY.

Homes for Haringey Ltd. 20162 • 05/08 Published by Haringey Council's Communications Unit