



Homes for Haringey

Our ref:

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

1 May 2009

Dear Leaseholder

Re: ENCLOSED NOTICES OF PROPOSAL 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 to notify you of proposals. These must be sent to you under the regulations referred to above. They are required in relation to the following matters:

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.

These long term agreements are necessary with respect to Haringey Council's responsibilities in carrying out works on its housing estates.

For the sake of completeness, we are sending these notices to **all leaseholders** in the borough of Haringey, even though we may not undertake works of this nature in their estate.

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 building or estate. Before any work is done, any leaseholders who will have to pay towards the cost of the work will receive a further notice providing a description of the proposed work and the estimated cost.

All observations on the proposals must be in writing. We will be consulting the Leasehold Panel on the 13 May 2009 regarding these long term agreements. If you wish to attend this meeting, please contact us for details: write or email leasehold.panel@homesforharingey.org. Our address is the 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.

Please note you are not required to make any payment in response to the enclosed notices.

Yours sincerely

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T Thevanesan
Head of Home Ownership

Enc.



Homes for Haringey

Home Ownership Team

3rd Floor, 13-27 Station Road

London N22 6UW

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www.homesforharingey.org

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1 May 2009

NOTIFICATION OF LANDLORD'S PROPOSAL

(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 write further to the Council's First Section 20 Notice (Notice of Intention), dated the 15 August 2008 regarding the above proposed agreement. This notice is the second stage of the consultation process under section 20 of the Landlord & Tenant Act (1985), as amended by the Commonhold & Leasehold Reform Act (2002).

1. The proposal. The Council is proposing to enter into an agreement in respect of street lighting works for an area which will include the building in which your property is situated. If entered into, it will replace any previous arrangements regarding these matters. It may result in annual charges to some leaseholders of more than £100 per annum. In view of these matters the Council is required to consult under the regulations with all leaseholders who may be liable to a charge arising from the agreement. The Council has prepared a written proposal in relation to the planned agreement in accordance with Schedule 2, paragraph 4 of The Service Charges (Consultation Requirements) (England) Regulations 2003.

2. The Council's written proposal. A copy of the Council's proposal is enclosed with the notice.

3. Observations on the proposal. You are invited to make written observations on the Council's proposal. If you wish to do this, you must send your written observations to this office within the period of 30 days beginning with the date of this letter. Our address is Home Ownership Team, 13/27 Station Road, Wood Green, London N22 6UW. The final date for receipt of your observations is Monday the 1 June 2009.

4. Observations received. No observations were received from leaseholders in respect of the first notice, dated 15 August 2008.

5. Award of contract. I will write to you again to advise you of the contractor chosen to undertake the work, following the end of the consultation period. The Council will make the decision after the consultation period has ended, following a consideration of, and response to, any leaseholder observations.

Yours sincerely

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

T Thevanesan
Head of Home Ownership

PROPOSAL IN RESPECT OF
A PROPOSED QUALIFYING LONG TERM AGREEMENT RELATING TO
STREET LIGHTING WORKS

Prepared pursuant to
The Service Charge (Consultation Requirements) (England) Regulations
2003
Schedule 2

1. The name and address of every party to the proposed agreement:
 - (i) The Mayor and Burgesses of the London Borough of Haringey
225 High Road, River Park House, Wood Green, N22 8HQ
 - and
 - (ii) Volker Highways Crowley Ltd
Hertford Road, Hoddesdon, Hertfordshire, EN11 9BX.
2. There is no connection between the London Borough of Haringey and Volker Highways Crowley Ltd, as defined by the Service Charge (Consultation Requirements)(England) Regulations 2003, Schedule 2.
3. For the hourly rates applicable to the relevant matters to which the proposed agreement relates, see Appendix 1.
4. The intended duration of the agreement is 4 years with an option to extend for a further 4 years.
5. Leaseholder observations on the first notice (Notice of Intention):
The Council did not receive any observations from leaseholders to which it was required to have regard in accordance the Service Charge (Consultation Requirements) (England) Regulations 2003.

APPENDIX 1

Labour		
Ganger	per hr	24.00
Labourer	per hr	19.50
Tradesperson/craftsperson	per hr	25.00
Machine operator	per hr	22.50
Driver	per hr	21.00
Tradesperson/craftsperson (trained for working in confined spaces)	per hr	26.00