



Homes for Haringey

Your ref:

Our ref:

This matter is being dealt with by:

t:020 8489

Home Ownership Team

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

t: 0800 195 3404

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Date : Friday 9th June 2006

SECOND SECTION 20 NOTICE – NOTIFICATION OF LANDLORD'S PROPOSAL

(Under Schedule 2 of the Service Charges (Consultation Requirements) (England) Regulations 2003)

Dear Leaseholder(s)

RE Leasehold address:

Long Term Agreement relating to: Door Entry/Concierge Systems Repairs/ Maintenance and New Installations.

I write further to the Council's First Section 20 Notice (Notice of Intention), dated the 04 May 2005 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 the servicing, maintenance and installation of controlled entry, access and security systems 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 maintenance charges to some leaseholders of more than £100 per annum.

It will also cover works in respect of the installation of new/replacement door entry and access systems, security doors and closed circuit television (CCTV), where these are considered necessary. 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. Inspection of the Council's written proposal. During the consultation period you may inspect a copy of the proposal. An inspection of the proposal may be carried out between 10 am and 1 pm, Monday to Friday (except Wednesday) by appointment only at 13/27 Station Road, Wood Green, London N22 6UW. Please telephone 020 8489 1169 if you want to make an appointment to inspect the proposal.

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 30 days of 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 the 10/07/2006.

4. Observations received. Careful consideration has been given to all observations received in respect of the first notice, dated 04 May 2005. Those who submitted observations have been sent individual responses. A summary of the observations and the Council's responses to them is contained in the proposal and also enclosed with this Notice.

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



T. Thevanesan
Home Ownership Team Manager