

Housing Services
Home Ownership Team

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Your ref:

Our ref: FIN/BN

This matter is being dealt with by:
The Home Ownership Team

Tel: 020 8489 0000

Date: 23 February 2005

THIRD SECTION 20 NOTICE – AWARD OF CONTRACT
(Schedule 1 of the Commonhold & Leasehold Reform Act 2002)

Dear Leaseholder(s)

RE Leasehold address: *ADDRESS, ADDRESS, ADDRESS*

Long Term Agreement relating to: borough wide contract for provision of responsive, general day to day building repairs service.

I write further to the Council's Second Section 20 Notice (Notification of Proposals), dated the 6 August 2004 regarding the above works. This notice is the final stage of the consultation process under section 20 of the Landlord & Tenant Act (1985), as amended by the Commonhold & Leasehold Reform Act (2002).

- 1. Description of the agreement/contract.** The Council is entering into a borough- wide agreement in the form of a long term maintenance contract to assist in the delivery of the responsive repairs service. The contract will be for undertaking general, day to day building repairs, depending on the requirements as they arise. The nature of these day to day repairs relates to the following trades:

carpentry, joinery, plastering, tiling, plumbing, drainage, electrical, mechanical, flooring, fencing, metalworks, roofing, bricklaying, glazing, painting, labouring, sewer repairs, DPC/timber treatment, multi-trade, etc.

The contract administrator for the contract will be the Council's Housing Services, Haringey Home & Building Services division.

2. Duration of contract. The contract will run for a period of two years with an option to extend for a subsequent additional year.

3. Award of contract. After careful consideration of all the relevant matters, the Council has decided to enter into an agreement with the following company:

Linbrook Services Limited, Franklin House, Crown Road, Enfield, Middx, EN1 1FE.

The Council has instructed the contractor to proceed. The formal signing of the contract will take place in due course, following the determination of a number of minor matters concerning administrative details.

4. Grounds for entering into the agreement. The Council has made the decision on the basis that the agreement with this contractor will offer overall best value. It will provide the most efficient and cost-effective delivery of the repairs and maintenance services required. It was considered that the chosen company will also enable the Council to establish consistent arrangements covering a longer period to support the provision of a quicker and more reliable building service. This is required to replace the slower and more bureaucratic and costly procedures required in tendering individually for every specific requirement.

5. Observations received. Careful consideration has been given to all observations received in respect of the second notice. Those who submitted observations have been sent individual responses. A summary of the observations and the Council's responses to them is provided as an enclosure to this letter.

6. Liability for charge. You will only be liable for a charge with regard to this contract if any works are undertaken to your block of flats or to the grounds. Where the cost of repair works exceeds £250 per leaseholder you will receive a further Section 20 Notice in accordance with the requirements of Schedule 3 of the Act.

Yours sincerely



T. Thevanesan
Home Ownership Team Manager

Enclosure

List of the observations received and the Council's responses.