



20 October 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)

**Leasehold Property:
Qualifying Long Term Agreement relating to the housing capital works programme, including meeting the Decent Homes standard**

I write further to the Council's First Section 20 Notice (Notice of Intention), dated 11 September 2009 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 consultancy services to undertake planning supervision, cost management and act as the "Client Representative" (project management) in relation to the Capital Works programme. 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 18 November 2009.

4. Observations received. No observations were received from leaseholders in respect of the first notice, dated 11 September 2009.

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 'Nesan Thevanesan', is written over a horizontal line. A vertical red line is positioned to the right of the signature.

Nesan Thevanesan
Home Ownership Team Manager

**PROPOSAL IN RESPECT OF
A PROPOSED QUALIFYING LONG TERM AGREEMENT RELATING TO
THE HOUSING CAPITAL WORKS PROGRAMME
INCLUDING MEETING THE DECENT HOME STANDARD**

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:

The Mayor and Burgesses of the London Borough of Haringey
225 High Road, River Park House, Wood Green, N22 8HQ

and

Rider Levett Bucknall UK Ltd (RLB)
Cutlers Court, 115 Houndsditch,
London EC3A 7BR

- 2 There is no connection between the London Borough of Haringey and Rider Levett Bucknall UK Ltd, as defined by the Service Charge (Consultation Requirements)(England) Regulations 2003, Schedule 2.
- 3 Your estimated contribution – the Council as your landlord estimates that the cost to be incurred by you for the works to your unit/flat will be £2,269.00.
- 4 The intended duration of the agreement is 2 years with an option to extend for a further 1 year.
- 5 No observations were received from leaseholders in respect of the first notice, dated 11 September 2009.