



18 February 2011

**SECOND SECTION 20 NOTICE – NOTIFICATION OF LANDLORD’S PROPOSAL
(Under Schedule 2 of the Service Charges (Consultation Requirements)
(England) Regulations 2003)**

Dear Leaseholder

**Qualifying Long Term Agreement relating to the collection of waste, recycling,
street cleansing and other environmental services**

I write further to the Council’s First Section 20 Notice (Notice of Intention), dated the 12 August 2010 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. 1. The proposal. 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 services to be carried out in relation to the building or estate in which you are a leaseholder. This agreement will relate to the area in which your property is located. The agreement will be for the provision of the following services:

- (i) Collection of waste
- (ii) Recycling
- (iii) Street cleansing
- (iv) Other environmental services.

The Council is proposing to appoint one contractor capable of providing the full range of services required.

The Council is required to consult under the regulations with all leaseholders who may be liable to pay 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 and a copy of it is **enclosed** with this notice.

2. 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. The final date for receipt of your observations is the 21 March 2011. Our address is the Home Ownership Team, 13/27 Station Road, Wood Green, London N22 6UW.

3. Observations received. Careful consideration has been given to all observations received in respect of the first notice, dated 12 August 2010. 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.

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

Enclosure

The proposal regarding the proposed long term agreement for waste management.

LONDON BOROUGH OF HARINGEY

**PROPOSAL IN RESPECT OF
A QUALIFYING LONG TERM AGREEMENT RELATING TO
THE ENGAGEMENT OF A CONTRACTOR FOR THE
COLLECTION OF WASTE, RECYCLING, STREET CLEANSING
AND OTHER ENVIRONMENTAL SERVICES.**

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

1. The name and address of the only party to the proposed agreement with Haringey Council is Veolia ES (UK) Ltd., Veolia House, 154A Pentonville Road, London N1 9PE.
2. There is no connection between the London Borough of Haringey and Veolia ES (UK) Ltd., Veolia House, 154A Pentonville Road, London N1 9PE as defined by the Service Charges (Consultation Requirements) (England) Regulations 2003, Schedule 2.
3. For the cost rates applicable to the relevant matters to which the proposed agreement relates, see Appendix 1.
4. Duration: the agreement is planned to run from April 2011 for a period of fourteen years with an option to extend for a further seven years.
5. The Council has received observations on the Notice of Intention dated 12 August 2010, to which it has had regard. For a statement summarising the observations and the Council's responses to them, see Appendix 2.

- End -

London Borough of Haringey
18 February 2011



**APPENDIX 1 to the Proposal – first part of the table
Proposed Waste Management Contract**

COSTS AND RATES					
Activity	Description	Annual estimated cost £'000	Method of apportionment		
			Description	Basis	Cost rate each year
HfH service	Sweeping and litter picking of street/estate areas	£954	Square metres** x frequency	1201482 X 2	£0.40 per square metre per sweep*
Dry store	Removal of bulky waste items from estates	£100	Number of dwelling units***	13,470	£7 per unit
Bulky recycling service	Removal of bulky recyclable items	£60	Number of dwelling units***	13,470	£4 per unit
*Note 1: 'per sweep' refers to the initial frequency of the service (twice each week)					
**Note 2: the total area of all Haringey Council's residential properties in the Borough covered by the contract					
***Note 3: the total number of all Haringey Council's residential properties in the Borough covered by the contract					

PLEASE TURN OVER

APPENDIX 1 to the Proposal – second part of the table

COSTS AND RATES

Activity	Description	Annual estimated cost £'000	Method of apportionment		
			Description	Basis	Cost per unit
Integrated auxiliary services	Weed control on hard surfaces on estates	£25	Number of dwelling units***	13,470	£2
Integrated removal of fly tipping	Removal of fly tipped waste	£15	Number of dwelling units***	13,470	£1
Call centre	Contribution towards Veolia call centre	£60	Number of dwelling units***	13,470	£4
Management, supervision and administration	Management, supervision and administration of service	£154	Number of dwelling units***	13,470	£11
Information Technology ancillary costs	Contribution towards IT costs	£10	Number of dwelling units***	13,470	£1
Container damage	Replacement and repair of waste containers	£30	Number of dwelling units***	13,470	£2
N195 monitoring	Monitoring of Veolia performance	£25	Number of dwelling units***	13,470	£2
Neighbourhood depot contribution	Contribution towards local neighbourhood cleaning depots	£10	Number of dwelling units***	13,470	£1

***Note 3: the total number of all Haringey Council's residential properties in the Borough covered by the contract

APPENDIX 2 to the Proposal

Proposed Waste Management Contract – A summary of leaseholder observations and the Council's responses to them in relation to the Notice of Intention dated the 12 August 2010.

This is a summary of the observations received from leaseholders regarding the Notice of Intention (dated 12 August 2010) to enter into a long term agreement in relation to waste management. This summary also contains the responses made to the leaseholders by Homes for Haringey (HfH) acting on behalf of the Council.

1. **Leaseholder observation: Will leaseholders be charged for any works under the proposed contract, which are funded by Council Tax, in particular for refuse collection or for services to public highways on council estates? Landlord's response:** leaseholders are not charged for refuse collection as part of the external cleaning charge in their service charges. They are also not charged for the cleaning of any public highways running through their estate.
2. **Leaseholder observation: Are leaseholders required to pay towards the cost of services that they also pay Council Tax towards? Landlord's response:** no, leaseholders are not being asked to pay again towards services paid for out of the Council Tax. The proposed waste management contract is for a range of services throughout the borough. As now, these will include services to estates managed by Homes for Haringey. However leaseholders will only be charged for services that are required under the terms of their lease, such as estate cleaning. Services such as the regular collection of refuse and recycling will not be charged to leaseholders, since these are paid for through the Council Tax.

- End -

London Borough of Haringey
18 February 2011