



Homes for Haringey

Home Ownership Team

Level 2
48 Station Road
London
N22 7TY

TEL: 020 8489 3021 / 3262

Email: homeownershipteam@homesforharingey.org

10 July 2015

Dear Leaseholder(s),

Leasehold Property:

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

(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** the **Notification Of Landlord's Proposals To Enter Into Qualifying Long Term Agreements** which we must send to you under the above Regulations. We are sending you this notice as managing agents for Haringey Council (your landlord).

PLEASE NOTE THAT THIS IS NOT A DEMAND FOR PAYMENT.

This Notice tells you that the Council is proposing to enter into long term (framework) agreements with a number of contractors. If selected, these contractors will carry out works that need to be carried out to Council properties in the Borough.

Before any works begin, the leaseholder(s) and Recognised Tenants' Associations concerned will receive a further notice providing details of the proposed works. This notice will give an estimate of the cost of the work and an opportunity to make comments in writing.

As a leaseholder you will only be required to make a contribution towards the cost of the work in accordance with the terms of your lease.

Once again, **please note this is NOT a demand for payment.**

If you have any queries about the Notice itself, please contact Mike Bester on 020 8489 3262.

Yours sincerely

T Thevanesan

Head of Income and Home Ownership

Section 20 Notice - Qualifying Long Term Agreement

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10 July 2015

NOTIFICATION OF LANDLORD'S PROPOSALS TO ENTER INTO QUALIFYING 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)

Dear Leaseholder(s)

Leasehold Property:

Qualifying Long Term Agreements relating to the housing capital programme, including meeting the Decent Homes Standard

I write further to the Council's notice of intention to enter into qualifying long term agreements dated 29 November 2013.

The Council is required to consult all leaseholders and Recognised Tenants' Associations who may be affected, in accordance with Section 20 of the Landlord and Tenant Act 1985 (as amended) ("the Act") and Schedule 2 of the Service Charges (Consultation Requirements) (England) Regulations 2003 ("the Regulations"). The Regulations require the Council to prepare a Proposal in respect of each proposed agreement. The Regulations then require the Council to serve you with a Notice of Proposal to enter into each agreement, described by the Act as "qualifying long term agreements". These are agreements entered into by or on behalf of a landlord for a term of more than 12 months, which covers the agreements that the Council proposes to enter into.

This letter is the Notice of these Proposals. Under the Regulations this Notice must contain the following information.

1. The Proposals. The Council proposes to enter into a four year Framework Agreement ("the Agreement") with up to twenty six major construction contractors, any one of whom may then be instructed to undertake the following types of works and associated services to the Council's residential properties, borough-wide: repair and upgrading of the structure and external fabric of individual buildings and communal areas. The works will also include mechanical and electrical works where these are associated with the works), the replacement of roofs and windows and the cyclical redecoration of the outsides of buildings and communal areas. They will also include works to estate areas, such as landscaping, replacement of paths, provision of fencing and so on. As you will appreciate, this description cannot be, and is not intended to be, comprehensive.

Other works will be undertaken internally to the flats of rent-paying tenants, but leaseholders will not be liable for any of these costs except where they are concerned with matters for which a liability arises, as detailed in the terms of your

Section 20 Notice - Qualifying Long Term Agreement

lease.

For your information, the proposed contractors are included in the attached appendix.

2. Inspection of the Council's written Proposals. During the consultation period you may inspect a copy of each Proposal. An inspection of the Proposals may be carried out between 10am and 4pm, Monday to Friday at Level 2, 48 Station Road, London N22 7TY. So that we may ensure that the documents are ready for you to view when you attend, it would help if you could please telephone 020 8489 3262 during office hours to let us know when you propose to attend to inspect the Proposals.

3. Observations on the Proposal(s). You are invited to make any written observations on any or all of the Proposals. If you wish to do this, you must deliver them to this office in writing, to be received within the relevant period which is a period of 30 days beginning with the date of this notice. All observations must be received by **11 August 2015** which is the date on which the relevant period ends. Observations should be sent to me at the following address: Home Ownership Team, Level 2, 48 Station Road, London N22 7TY.

The Council will have regard to any observations made by you in relation to the Proposals and will respond in writing.

4. Observations received in response to the first notice. Careful consideration has been given to all observations received in respect of the first notice, dated 29 November 2013. 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 Proposals.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Thevanesan', with a horizontal line underneath.

T Thevanesan

Head of Income and Home Ownership