



Homes for Haringey

Leasehold Services Team

Level 2
48 Station Road
London
N22 7TY
www.homesforharingey.org

1 December 2016

**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)**

Leasehold Property:

**Long Term Agreement relating to: building insurance concerning leaseholders
of properties sold under the Right to Buy**

Dear Leaseholder(s)

I write further to the Council's First Section 20 Notice (Notice of Intention), dated 12 August 2016 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 a long term agreement in respect of building insurance for Right to Buy leaseholders. It will result in charges to some leaseholders of more than £100 per annum. Please note that this does not include contents insurance cover which remains the responsibility of the Leaseholder.

In view of these matters the Council is required by the regulations to consult with all leaseholders who may be liable for a charge arising from the agreement which will be included in your annual service charges.

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. A copy of that proposal with respect to your property 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 address to which written observations should be sent is: Leasehold Services Team, Level 2, 48 Station Road, London N22 7TY. **The final date for receipt of your observations is 3 January 2017 at which point the consultation period ('the relevant period') ends.**

3 Observations received. Careful consideration has been given to all observations received in respect of the first notice, dated 12 August 2016. Those who submitted observations have been sent individual responses. A summary of the observations and the Council's responses to them is contained in Appendix 1 to the proposal.

4. Subletting. Please also remember that, if you sub-let the property and have not notified the Leasehold Services Team, you should do so in writing. The Council advises that all lets should be on an Assured Short Term Tenancy Agreement basis but please advise us, in writing, of details of any tenancy of your flat.

Yours faithfully,

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

T. Thevanesan
Head of Income Management

Enc.