



12 May 2017

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: «ADDRESS» «POSTAL»
Account: «SAP_NO»**

Long Term Agreement relating to the maintenance and repair of communal cold water storage tanks

Dear Leaseholder(s)

I write further to the Section 20 Notice (Notice of Intention), dated 13 December 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).

1. The Proposals. Homes for Haringey on behalf of the Council proposes to enter into what the Act calls "qualifying long term agreements" which are agreements which last for more than 12 months concerning services to be provided in relation to the building or estate in which you are a leaseholder.

These agreements are for the maintenance and repair of communal cold water storage tanks. There will be agreements with two contractors. Each contractor will be primarily responsible for one part of the borough, but may where necessary be required to do work in the other

For your information, the proposed contractors and the areas for which each will be primarily responsible are included in the attached appendix.

There is no connection between the Council and either of the proposed contractors.

2. Inspection of the 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 4, 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 Proposals. You are invited to make written observations on the proposals. 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 15 June 2017 at which point the consultation period ('the relevant period') ends.**

4 Observations received. Careful consideration has been given to all observations received in respect of the first notice, dated 13 December 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.

Yours faithfully,

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

T. Thevanesan
Head of Income Management

Enc.