



Homes for Haringey

**Leasehold Services**

Level 2, 48 Station Road  
London  
N22 7TY

[www.homesforharingey.org](http://www.homesforharingey.org)

[leaseholdservices@homesforharingey.org](mailto:leaseholdservices@homesforharingey.org)

Date: 12 August 2016

Dear Leaseholder,

**Leasehold Property:**

**Account No:**

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**NOTICE OF INTENTION TO ENTER INTO A QUALIFYING LONG TERM AGREEMENT  
(Section 20 of the Landlord and Tenant Act 1985 (as amended) and Schedule 2 of  
the Service Charges (Consultation Requirements) (England) Regulations 2003)**

**Qualifying Long Term Agreement relating to buildings insurance covering leasehold  
properties sold by the Council under the Right to Buy**

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I am writing to inform you that the London Borough of Haringey (the Council) of Civic Centre, High Road, Wood Green, London N22 8LE, as your landlord, proposes to enter into a long term agreement, details of which are given below.

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 serve you with a notice of intention to enter into agreements described by the Act as "qualifying long term agreements", which are agreements entered into by or on behalf of a landlord for a term of more than 12 months. The agreement that the Council proposes to enter into is a qualifying long term agreement and in due course the Council will have to serve further notices.

This letter is the notice of intention and contains the information required by the Regulations.

## **1 Description of the agreement**

The Council is planning to enter an agreement (the Agreement) for the provision of buildings insurance covering all leasehold properties sold (or to be sold) by the Council under the Right to Buy scheme.

## **2 Duration of the Agreement**

The Agreement is planned to run from April 2017 for a period of approximately three years, with an option to extend for a further two.

## **3 Value of the Agreement**

The total cost of provision of all services throughout the Borough is envisaged to be in the range of £850,000 per year.

## **4 Landlord's reasons why the Agreement is necessary**

The Council as landlord is responsible under the leases of all properties sold under the right to buy for insuring the building in which the property is situated. The insurance premium is then recharged to leaseholders as part of the service charge payable under the terms of the lease. The Council believes that it is necessary to enter into this Agreement because placing this insurance for a period of years (rather than from year to year) will give rise to savings in both premium and the costs of administration of the insurance. This will benefit the Council and leaseholders alike. The inclusion of the option to extend will also enable the Council to look again, during the course of the Agreement, to see whether it continues to provide value for money, or whether the Council would do better by making new insurance arrangements.

The Council's existing arrangement for provision of buildings insurance will come to an end on 31 March 2017.

## **5 Observations**

You are invited to make written observations regarding the Agreement proposed in this notice (including the services to be provided under it). Any such observations must be sent, so as to be received within the period ending on 15 September 2016. to me at the following address:

Leasehold Services Team  
Level 2, 48 Station Road,  
London N22 7TY

## **6 Nominations**

You are not invited to propose the name of a person from whom the Council should try to obtain an estimate for the Agreement. This is because this is an agreement for which “public notice” is required, being a notice published in the Official Journal of the European Union, under the Public Contracts Regulations 2006.

## **7 Further consultation - Notification of Landlord's Proposal**

Upon receipt of the tenders/estimates, we will send you a further notice of the Council's detailed proposal in accordance with Schedule 2 of the Regulations which will inform you of the proposed contractors and provide you with a further opportunity to be consulted about the proposed Agreement.

## **8 Cost of the services**

As a leaseholder you will only be liable for a proportionate part of costs incurred in relation to your building or estate under the Agreement, determined in accordance with the terms of your lease.

Yours faithfully,



**T Thevanesan**  
**Head of Income Management**