



Homes for Haringey

**Leasehold Services Team**

Level 2  
48 Station Road  
London  
N22 7TY

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

13 December 2016

**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)**

Dear Leaseholder(s),

**Leasehold Property:**

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

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I am writing to inform you that Homes for Haringey on behalf of the Council as your landlord, proposes to enter into a long term agreement, details of which are given below. Homes for Haringey is required to consult all leaseholders 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 Homes for Haringey to serve you with a notice of intention to enter into the agreement and in due course Homes for Haringey will have to serve further notices. This letter is the notice of intention. Under the Regulations this notice must contain the following information.

- 1. Description of the agreement.** Homes for Haringey 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 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 maintenance and repair of communal cold water storage tanks
- 2. Duration of the agreement.** The agreement is planned to run from April 2017 for a period of three years with two optional contract extensions each for a further year to a total of five years

3. **Value of the agreement.** The total cost of provision of all services throughout the Borough is envisaged to be in the range of £800,000
4. **Reasons why the agreement is necessary.** Homes for Haringey, as the managing agent of the Council, is required to maintain and repair the communal cold water storage tanks in its buildings and estates. The proposed agreement will appoint a contractor to carry out these services
5. **Observations.** You are invited to make any written observations you may wish to make regarding the proposals contained in this notice. 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 **15 January 2017** which is the date on which the relevant period of 30 days ends. Observations should be sent 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 Homes for Haringey should try to obtain an estimate for the proposed works. The reason why you are not being invited to nominate a contractor is that this is an agreement for which public notice is required and where that is the case the Regulations do not require the landlord to seek nominations from leaseholders. We anticipate that public notice will be given in the Official Journal of the European Union (OJEU) dated 17 January 2017.
7. **Further consultation - Notification of Landlord's Proposal and subsequent works.** Upon receipt of the tenders/estimates, we will send you a further notice of Homes for Haringey's detailed proposal in accordance with the Regulations which will inform you of the proposed contractor 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.

Yours sincerely



**Nesan Thevanesan**  
**Head of Income Management**