

OUR REF: 70113010008
(Please quote this number when telephoning or writing to us)

06 May 2014



Dear Mr 

66 George Row, London SE16 4UH
Internal and External Redecoration and Repairs
Section 20 1st Notice Expiry 24th November 2013

Please find enclosed a formal statutory notice regarding the above. We have entered into a tendering process and the attached notice outlines the tenders received. We have also indicated below your proportion of the cost including fees and VAT, based on the lowest estimate received. Please note that no decision will be made regarding the choice of contractor until after the consultation period has ended. If other than the lowest estimate is chosen, the cost per flat/property will be higher.

The attached Notice is in accordance with the Landlord and Tenant Act 1985 as amended and accordingly applies to leaseholders. In order to provide information and involvement to all owners this is also sent to freeholders. We are sorry that the terminology is not appropriate for freeholders but we confirm that we are happy to receive any observations you may have.

We will have regard to any observations you make during the consultation period. We will contact you again following that time to inform you of start dates for the work once these have been confirmed by the contractor instructed to carry out the works. If, as a result of the observations received during consultation period, the works are not to proceed we will inform you of this with the reasons.

We are required to consult over the cost of the works not the balance after taking into account any reserves that might be utilised. Accordingly the amount shown in the notice and below are the total costs to be incurred.

Your proportion of the cost of the works will be £1,560.01. This cost reflects the amount of work required to those parts of your development which you contribute towards as part of your service charge. If you would like more specific details of the cost for each part you contribute to please feel free to contact us.

Figure varies based on floor area

Subject to the conclusion of this consultation, in view of the cost involved it may be necessary to issue a further demand from owners to meet some of these costs.

Stonedale Property Management Woolyard Level 2 54 Bermondsey Street London SE1 3UD
tel 020 3117 2600 fax 020 3117 2699 email info@stonedale.co.uk website www.stonedale.co.uk

There may be some disruption during the planned works but we will endeavour to keep that to a minimum. There may also be the necessity to provide welfare facilities for the contractor's operatives and for storage containers to be installed on site for a period of the works. In addition, scaffolding or access to parts of the buildings may be required but we will inform you of any specifics of this nature following the end of the consultation period.

If you have any questions or observations, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Laura Wells', with a long horizontal stroke extending to the right.

Laura Wells AIRPM
Property Manager

Our reference: 70113010008

06 May 2014



Second Notice

To all owners at **66 George Row and 66 George Row Ltd**

Statement and Notice of Estimates in Accordance with Section 20 (as Amended) and Section 20ZA of the Landlord & Tenant Act 1985

- A1. This notice is given pursuant to the Notice of Intention (first notice) to carry out works issued on **18th October 2013**.
- A2. We have now obtained estimates for carrying out the works. These are summarised below (net of VAT and fees). The table at the end of this notice sets out, as regards to at least two of the estimates, the amounts specified in those estimates as the estimated cost of the proposed works, any additional fees and expenses which will be charged, and the VAT which will be incurred on the total estimated cost.

Contractor Name	Contractor Price (Excl. VAT)	
	VAT Reg.	Non-VAT Reg
Cobec Ltd	£11,651.00	
Chrisalis Refurbishment Ltd	£11,707.00	
Smiths Property Maintenance	£0.00	
Homerefurb Ltd	£0.00	
Andrew Plank	£0.00	

- A3. We wish to bring to your attention that none of the contractors named in this table are connected to the Landlord / manager.

Stonedale Property Management Woolyard Level 2 54 Bermondsey Street London SE1 3UD
 tel 020 3117 2600 fax 020 3117 2699 email info@stonedale.co.uk website www.stonedale.co.uk

- A4. During the course of the works other repairs to communal areas not allowed for within the specification may become apparent and in order not to disrupt the progress of the contract we may need to place instructions. You will be notified of any substantial variation in costs.
- A5. You may inspect copies of any or all of the estimates at Stonedale Property Management, Woolyard, Level 2, 54 bermondsey Street, London SE1 3UD
- A6. You are invited to make observations in relation to any of the estimates. Any such observation should be made in writing to the address at the bottom of this notice. Any observations must be made within the consultation period ending on **12th June 2014**.
- A7. We did not receive, within the first consultation period any written observations from owners in relation to the first notice of proposals.

Laura Wells AIRPM
Stonedale Property Management

On behalf of: **66 George Row Ltd**

- B1. Notes:
The landlord is required to select at least two estimates in respect of the matters described in a notice of intention at least one of the estimates must be from a person wholly unconnected with the landlord. Where an estimate has been obtained from a person nominated by leaseholders, that estimate must be among those set out in the statement of estimates.
- B2. Where a notice specifies a place and hours for inspection:
- B2.1 the place and hours so specified must be reasonable; and
 - B2.2 copies of the estimates must be available for inspection, free of charge, at that place and during those hours. If facilities to enable copies to be taken are not made available at the times at which the estimates may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the estimates.
- B3. Where a landlord has received written observations within a consultation period in relation to a notice of proposed works, he is required to summarise the observations and respond to them in a notice of his reasons for making the agreement, or specify the place and hours at which that summary and response may be inspected.

