

St. Paul's Court

St. PAUL'S COURT LTD
Estate Office
St. Paul's Court
Colet Gardens
London W14 9YA
Tel: 020-8741 0125
Fax: 020-8748 0290
Email: estateman@stpaulscourt.co.uk

The Tenant
Block 9
(62 – 71 Colet Gardens)
St. Paul's Court
London W14 9DN.

21 March 2019

Notice in accordance with Section 20 of the Landlord and Tenant Act 1985 (as amended by the Commonhold and Leasehold Reform Act 2002)

As your Landlord, St. Paul's Court Limited, we notify you in accordance with the provisions of what is now Section 20ZA of the 1985 Act (as referred to above) of the following:

1. It is the intention of the Landlord to undertake repairs to the roofs (in block 9) during 2020. The Landlord is required to consult all the leaseholders of Blocks 9 in relation to the undertaking of these works. These proposed repairs will encompass the following works: Removal of felt and the asphalt where deemed necessary. Repair of the remaining asphalt where necessary. Installation of a Langley roofing system and insulation to comply with current building regulations. This system is guaranteed for 25 years and recommended by the surveyor.
2. The Landlord is giving notice to each Tenant of Blocks 9 of the intention to undertake these proposed works. The costs of the works will be met by the Tenants of Blocks 9 as part of the Main Block Expenditure as per the 10-year plan. This work will require payments of £3000.00 each in addition to your annual service charge and paid over a period of five (5) consecutive quarters commencing the second quarter of 2019 (March 24 2019). This money will be held separately in the block account to be spent solely on the roof replacement project.
3. The Landlord considers it is necessary to carry out these proposed works in order to comply with its obligations under the Leases to each Tenant of Block 9 and because they are due and necessary.
4. The Landlord invites you to make observations in writing in relation to the proposed works. Such observations should be sent to The Estate Office, St. Paul's Court, Colet Gardens, W14 9YA. Any such observations must be delivered within the relevant period provided by the Act, which is 30 days beginning from the date of this notice. This relevant period will end on 22 April 2019
5. The Landlord also invites you to propose within the relevant period (i.e. before the 22 April 2019) the name of a person from whom the Landlord should try to obtain an estimate for the carrying out of the proposed works.

We would confirm that the Landlord will have regard to any observations made in accordance with this notice and, in accordance with the provisions of the act, will try to obtain an estimate from a nominated person.

If you have any queries in relation to the contents of this notice, or require any further details, please do not hesitate to contact the Estate Office.

Yours faithfully,

The Estate Office