



The Leaseholders

7 January 2020

Block 3A: 1-79 Lily Close, London, W14 9YA  
Block 3B: 85-171 More Close, London, W14 9BW  
Block 3C: 1-75 More Close, London, W14 9BN  
Block 7: 2-66 Lily Close, London W14 9YA

**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 repair of roofs of Blocks 3A and 7 during 2020. The Landlord is required to consult all the Leaseholders of Blocks 3 and 7 in relation to the undertaking of these works. These proposed repairs will encompass the following works:
  - Removal of all felt and where necessary the asphalt. Repair of the remaining asphalt. Installation of insulation to comply with current building regulations and installation of an approved waterproof covering.
2. The Landlord is giving notice to each Leaseholder of Blocks 3 and 7 of the intention to undertake these proposed works. The costs of the works will be met by the Leaseholders of Blocks 3 and 7 as part of the Main Block Expenditure which is already within the budget.
3. The Landlord considers it necessary to carry out these proposed works in order to comply with its obligations under the Leases to each Leaseholder of Block 3 and 7 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 in writing 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 6<sup>th</sup> February 2020.
5. The Landlord also invites you to propose within the relevant period (i.e. before 6<sup>th</sup> February 2020) the name of a person from whom the Landlord should try to obtain an estimate for 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

Estate Office  
St Paul's Court Ltd