

# *St. Paul's Court*

*St. PAUL'S COURT LTD*  
*Estate Office*  
*St. Paul's Court*  
*Colet Gardens*  
*London W14 9YA*  
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All Tenants  
St. Paul's Court  
London W14. 9YA.

30<sup>th</sup> April 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 the following decoration works on the estate during 2019. The Landlord is required to consult all the leaseholders in relation to the undertaking of these works. These proposed works will encompass the following:

Painting the Leaseholder entrance doors including the frame and step in the same colours.  
Painting the Estate doors located in the communal areas and boiler room in the same colours.

2. The Landlord is giving notice to each Tenant of the estate of the intention to undertake these proposed works.
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 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 **30<sup>th</sup> May 2019**
5. The Landlord also invites you to propose within the relevant period (i.e. 30<sup>th</sup> May 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,

Estate Office  
St Paul's Court Ltd