

The Tenant  
St Paul's Court  
London W14

21 January 2021

**SECTION 20ZA NOTICE IN ACCORDANCE WITH THE LANDLORD & 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, if necessary, and painting of properties with:
  - Balconies and fire refuges;
  - Handrails and steps on roof street.
2. The Landlord is giving notice to each tenant of the intention to undertake these proposed works. The costs of the works will be met by the tenants of the Main Block Expenditure as per the 10-year plan and as part of the Lease
3. The Landlord considers it is necessary to carry out these proposed works in order to comply with its obligations under the Leases 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<sup>nd</sup> February 2021.
5. The Landlord also invites you to propose within the relevant period (i.e., before the 22<sup>nd</sup> February 2021) 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