



All Leaseholders

Date: 17<sup>th</sup> March 2021

St Paul's Court  
London W14 9DL

Dear Leaseholder

**NOTICE REQUIRED TO BE SERVED UNDER PARAGRAPH 4(5) OF PART 2 OF SCHEDULE 4 OF THE SERVICE CHARGES (CONSULTATION REQUIREMENTS) (ENGLAND) REGULATIONS 2003**

**PAINTING OF WROUGHT IRON STAIRCASES AND BALCONIES AND FIRE EXITS**

1. This notice is given pursuant to the notice of intention to carry out works issued on 22<sup>nd</sup> January 2021. The consultation period in respect of the notice of intention ended on 28<sup>th</sup> February 2021.
2. We have obtained estimates in respect of the works to be carried out. We have received three (3) estimates from which to make the final choice of contractor.
3. The amount specified in the estimates as the estimated cost of the proposed works

<b>Contractor</b>	<b>Total price excl VAT</b>
1. D.J. Hawkesworth Builders Ltd	<b>£64,110.00</b>
2. MIB Construction Ltd	<b>£75,760.00</b>
3. Minerva Building Restoration Ltd.	<b>£87,713.20</b>

**These tenders do not include administration costs or surveyors fees thereon**

4. All of the estimates obtained may be inspected at the Estate Office between 10.00 - 14.00 on weekdays only.
5. We did not receive within the consultation period any written observations in relation to the notice of proposals
6. Costs will be met in accordance with the terms and conditions of individual leases. These costs are based on the service charge apportionment applicable to your flat/dwelling.
7. In accordance with the Landlord and Tenant Act 1985 (as amended), you are entitled to make observations in writing of the appointment of the contractor and scope and cost of these works. These observations should be received in the offices of St Paul's Court Limited, addressed to the Board of Directors, within 30 (thirty) days of the date of this notice.

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

Yours faithfully

ST PAUL'S COURT LTD

Estate Office