

St. Paul's Court Ltd

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All Leaseholders
Block 3C and 8
St Paul's Court
London W14 9DL

Date: 12th March 2019

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

1. This notice is given pursuant to the notice of intention to carry out works issued on 21 December 2018. The consultation period in respect of the notice of intention ended on 22 January 2019.
2. We have obtained estimates in respect of the works to be carried out. We have received four (4) 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 (i.e. replacement of roof covering using a Langley system).

Contractor	BLOCK 3A	BLOCK 3B	BLOCK 3C	BLOCK 8	Total price excl VAT
1. Acclaim Contracts Limited	£123,328.00	£125,339.00	£125,744.00	£117,318.00	£491,729.00
2. Minerva Building Restoration Limited	£125,635.00	£128,046.00	£122,015.00	£120,844.00	£496,540.00
3. NRA Roofing and Flooring Services Ltd	£147,285.00	£151,000.00	£147,995.00	£145,888.00	£592,168.00
4. Central Roofing & Building Services Ltd	£152,653.19	£153,912.88	£153,196.70	£145,150.21	£604,912.98

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 given on 21 December 2018.
6. The tender reports were reviewed by the Board of Directors at their Board meeting on the 20 February 2019 and they decided to proceed with Acclaim. This work will proceed for blocks 3C and 8 in 2019.

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