

Section 20 Landlord and Tenant Act 1985
Notice of Proposal



To the Chairperson of Leathermarket JMB

27 October 2017

Leathermarket JMB
26 Leathermarket St
London
SE1 3HN



Reference: cwg-16/181
Contact: Trevor Wellbeloved
Telephone: 020 7525 7085
Fax: 020 8929 9387

223-233 Bermondsey Street External Works Contract

The Council in partnership with Leathermarket JMB is proposing to carry out fire safety work that may affect your association's members. A Notice of Intention was previously served on 16th November 2016 describing the work to be carried out and explaining why it is necessary.

Why are we writing to you?

I am now writing to you, prior to awarding the contract, to consult with you on the estimates that were received.

Section 20 of the Landlord and Tenant Act 1985 requires leaseholders to be consulted before the council carries out any works. The Commonhold and Leasehold Reform Act 2002 introduced new requirements for this statutory consultation. The council is required by these acts to consult leaseholders on works where their contribution towards the works will amount to £250 or more. This is called Section 20 consultation.

The council has previously sent you a Notice of Intention asking for comments on the proposed works and nominations for a contractor to quote a price for these works. This Notice of Proposal is the second stage of Section 20 consultation.

The purpose of this notice is to provide estimates for the proposed work, provide a summary of observations made in the first stage of consultation and invite leaseholders and Recognised Tenants Associations (RTA) to make observations in relation to any of the estimates for the proposed works.

Statement of proposed works

The contract includes 223-233 Bermondsey Street, a total of 6 properties. A general outline of the proposed works contained in the entire contract is:

- Overhaul the roof. Renew any damaged and missing tiles, lead flashing and pointing to the roof and chimney stack.
- Erect scaffold.
- Replace windows.
- External repairs and decorations – to include:

Observations must reach the capital works team by **Wednesday, 29 November 2017**. When making written observations please include the property address and contract reference code, which can be found on the front page of this notice, on all correspondence.

Further information

The detailed estimates for these works, as well as the information contained within this Section 20 notice, can be inspected at the council office at 11 Market Place, The Blue, Bermondsey, London, SE16 3UQ, Monday to Friday between the hours of 10am and 4pm.

An appointment is necessary to view the estimates, however if you would like to discuss this contract in detail or to arrange a more convenient time to inspect the estimates, please telephone to make an appointment. Alternatively a copy of the detailed estimates can be sent out but this may incur an administration charge of £26.00. A copy can be sent out by email free of charge where possible.

If you have any further questions regarding the contents of this notice, please contact me at your earliest convenience.

Yours sincerely

Trevor Wellbeloved

Mr Trevor Wellbeloved
Service Charge Construction
Tel: 020 7525 7085
Email: Trevor.Wellbeloved@Southwark.gov.uk