

26th January 2017

Contract Ref: 15/150 Grounds
Property Ref:
Enquiries to: Leaseholder Services

The Leaseholder(s)
Flat
Goldthorpe
Camden Street
London
NW1



Leaseholder Services
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

capitalservices@camden.gov.uk

NOTICE OF PROPOSAL TO ENTER INTO A QUALIFYING LONG TERM AGREEMENT (Section 20 of the Landlord and Tenant Act 1985 (as amended) ('Act') and Schedule 2 of the Service Charges (Consultation Requirements) (England) Regulations 2003 ('Regulations')).

Dear The Leaseholder(s)

Lease Address: Flat Goldthorpe, Camden Street, London, NW1
Re: Boroughwide - Qualifying long term agreement relating to grounds maintenance

I am writing to inform you that the London Borough of Camden ('the Council'), as your landlord, proposes to enter into a long term agreement, details of which are given below.

We ask that you take some time to read this letter and the enclosed documents as they contain important information for you.

How will this Proposal Affect Me?

The Council is planning to enter into what the Act and the Regulations call "qualifying long term agreements" ("QLTAs"). These are agreements which last for more than 12 months and concern services to be carried out in relation to the building or estate in which you are a leaseholder.

The new contract will start on 1 April 2017. The contract term will be 5 years with an option to extend for three years on yearly increments. The new contract will include

- The delivery of a grounds maintenance services and management of all Council estate grounds and communal areas, including maintenance, inspection and planting.
- Grass cutting, maintenance of shrubs, hedges, and flower beds.
- Sports facilities and estate playgrounds will continue to be inspected regularly in line with health and safety regulations and good practice.

Where services or works covered by the agreements relate to your estate, block or property, you will be liable pursuant to your lease to pay a portion of the cost by way of a service charge. You will only be charged if you are receiving the service.

Preparation of Landlord’s Proposal

This notice is given pursuant to the Notice of Intention, issued on 18th December 2015 to enter into a long-term agreement for the provision of services relating to grounds maintenance and tree works contracts

We have now prepared the proposal in respect of the services to be provided under the agreement based on the tender received. This contract was advertised in the Official Journal of the European Union.

Details of the Landlord’s Proposals

The details of the landlord’s proposals are set out below and in the schedule of rates, which is available for inspection.

1. Proposed contractor:

The proposed Tenderer (parties to the agreement) who was most economically advantageous for the Council is summarised below.

The party to the Proposed Agreement is: (There is no connection between the landlord and any parties)	
Quadron Services Limited The Hub, Warne Road, Weston-super-Mare, BS23 3UU.	The Housing Revenue Account HRA (Housing estates only) elements are not separate contracts but are part of the wider council contract. The total contract cost is the contract has an annual value of £2, 828,412.

Annual inflationary uplift

The Price List completed by the tenderer in their tender submission will be utilised for the duration of the contract to determine the amount due for payment. The Price List will not be subject to an annual inflationary uplift.

2. Length of Agreement

The new contract starts on 1 April 2017 and will run for an initial period of 5 years, with the option to extend for three years on yearly increments.

3. Summary of Stage 1 Observations:

Observations received from leaseholders and Recognised Tenants Associations in relation to Camden’s Notice of Intention, dated 18 December 2015 & Camden’s

responses to these, are summarised in the enclosed document, '**Appendix 1: Summary of Stage 1 Observations 15/150 Boroughwide Grounds Maintenance**

4. Right to Inspect Landlord's Proposals

Due to the nature of this contract there is a large amount of pricing information relating to the services which cannot be included in this notice in a sufficiently environmentally or user-friendly format.

You are therefore invited to inspect all relevant information at **Camden 5 Pancras Square London N1C 4AG** at the following times:

Date:	Start	Finish	Room
February 7th, 2017	09:00	11:00	1.2, Roundhouse
	12:00	14:00	1.2, Roundhouse
	15:30	17:00	1.2, Roundhouse
February 9th, 2017	09:00	10:00	1.1, Waterlow
	11:30	14:00	1.1, Waterlow
	15:00	17:00	1.4, Coram
February 14th, 2017	10:30	12:00	1.4, Coram
	12:30	17:00	1.2, Roundhouse
February 16th, 2017	09:30	10:30	1.2 Roundhouse
	11:30	17:00	1.1, Waterlow
February 21st, 2017	09:00	11:00	1.1, Waterlow
	12:30	15:00	1.4, Coram
	15:30	17:00	1.2, Roundhouse
February 23rd, 2017	09:00	13:00	1.1, Waterlow
	14:00	17:00	1.3, Granary

Alternatively, this information can be made available on CD upon request, or emailed on request. Should you require a copy, please contact us at the address below and we will send one via post or we can arrange another suitable inspection date. We will also make the schedule of rates available on Camden website.

5. Observations

You are invited to make any written observations regarding the proposals contained in this notice. If you wish to do this, you must send them to this office in writing to be received within 30 days from the date of this notice. All observations should be sent, to the following address, before **28th February 2017**.

Mike Edmunds (Head of Leaseholder Services)
Leaseholders Services
London Borough of Camden
Camden Town Hall
Judd Street
London, WC1H 9JE

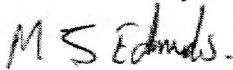
Or

Email capitalservices@camden.gov.uk and include the contract reference and your property reference in the email subject field along with 15/150 Grounds contract observations.

6. Cost of the services

As a leaseholder you will only be liable for a proportionate part of any costs incurred in relation to your building or estate under the Agreement.

Yours sincerely



Mike Edmunds
Head of Leaseholder Services