

Date: 6 August 2018  
Property Reference: 26787  
Contract Reference: RPK/540/ E00010  
Officer: MICHAEL O'SULLIVAN

Leaseholder Services  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE

**FIRST CLASS**

The Leaseholder  
FLAT 4  
GOLDTHORPE  
CAMDEN STREET  
LONDON  
NW1 0HH

[capitalservices@camden.gov.uk](mailto:capitalservices@camden.gov.uk)

Tel: 020 7974 4444

Dear Leaseholder,

**Flat 4,Goldthorpe,Camden Street,London,NW1 0HH**

**Re: Notice of Intention to carry out Major Repairs to: CURNOCK ST ESTATE**

I am writing to inform you that the London Borough of Camden ('the Council') as your landlord is proposing to carry out Major Repairs to your block and/or estate.

These works are intended to be carried out under an existing long term agreement the Better Homes Construction Framework Agreement previously consulted upon, which was awarded in April 2016.

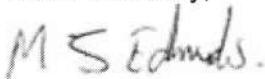
The Framework contains agreements with up to 36 contractors under the umbrella of a Better Homes Framework Agreement. Each of these agreements with contractors will be for a period of more than 12 months. The Framework Agreement is designed to deliver the works included in the Better Homes programme and deliver a planned programme of works that represents value for money for residents and maintains the housing stock in a good condition.

Your enclosed Notice of Intention describes the proposed works, details your estimated contribution and explains why works are being carried out. Your consultation officer will be able to help provide any further information.

Please note that the Council may contact you in future to obtain feedback on your experience of this consultation process, any feedback that you do give will assist us in monitoring and improving our services in the future.

Should you have any questions regarding this letter and the enclosed documents please do not hesitate to contact me on 020-7974-4452.

Yours sincerely,



pp

**MICHAEL O'SULLIVAN**

Consultation and Final Account Officer  
[capitalservices@camden.gov.uk](mailto:capitalservices@camden.gov.uk)

## **Frequently Asked Questions**

### **Why do leaseholders have to contribute towards these works?**

Under the terms of the lease, leaseholders have agreed to pay a contribution towards maintenance, repairs, renewals etc that the landlord carries out to their block and estate.

### **How are the contributions calculated?**

Estimated contributions have been calculated using the rateable value of the property as a percentage of the rateable value of the block.

(Contract cost x (unit RV ÷ total Block RV) = Leaseholder's cost of works).

Details of this calculation can be seen on the enclosed document titled "Notice of Intention – Leaseholder Summary".

### **I bought my property Right to Buy, am I limited to what I have to pay?**

If you bought your property under the Right to Buy we sent you a Section 125 Offer Notice which included details of any major works we anticipated would be carried out during the first five years of your lease. We are limited to only charging you the amount quoted in the Section 125 Offer Notice plus inflation during the initial 5 year period. This notice does not take into account any Section 125 Appendix B limitations.

### **Please explain the terms used in the notice of intention?**

**Indirect Costs** – This is the cost incurred by Camden in delivering major works. It includes salaries etc for Camden officers who carry out consultation, management of works and billing. The indirect cost is calculated on a yearly basis. To calculate the percentage to be added for indirect costs we apportion staff expenditure relating to major works over the total amount spent on major works in the year.

**Overhead Fees** - Relates to the contractors site set up costs and support. It includes costs for the site office and storing materials, as well as for staff such as site managers and Resident Liaison Officers.

**Contractors Central Overheads and Profits** - The central overheads and profit includes all other costs and profit that the contractor charges. For example staff training, IT equipment, their Legal and Corporate Finance teams and Purchasing.

**Major Works Supervision Fee** - This is charged when the services of a consultant are employed when work is on site.

### **Why can't I nominate a contractor?**

Leaseholders are not able to nominate a contractor where works are intended to be carried out under a long term agreement.

### **When will the works start?**

The works will not begin before the end of the Schedule 3 consultation period,

### **When will I have to pay for these works?**

This Notice is not an invoice for the works; it is to inform you of the works being proposed and of their estimated costs, and to invite your observations on them.

If you wish to obtain more information on payment options which may be available to you, please request the 'Paying for Major Works' booklet from the officer listed on this notice or see our website [www.camden.gov.uk/leaseholders](http://www.camden.gov.uk/leaseholders) for more information. If appropriate, please also begin budgeting for this future expense now.

If you are unable to make payment, please contact your Leasehold Officer (contact details will accompany any demand sent out to you) to discuss this matter.

6 August 2018

**Commonhold and Leasehold Reform Act 2002  
Schedule 3 Notice of Intention to Undertake Works under an  
Existing Long Term Agreement**

**Flat 4, Goldthorpe, Camden Street, London, NW1 0HH**

To: Leaseholders in the block known as:  
CURNOCK ST ESTATE

**1. Intention to carry out works:**

Please accept this as your formal Schedule 3 Notice of Intention to carry out Major Repairs to your block and/or estate:

**2. Contractors details**

The Council is proposing to let this work to Wates as part of our Framework Agreement. Wates has priced this work and the total estimated contract sum for the proposed work to your block is: £31,111.63

**3. Reasons and Descriptions for works**

The Council considers it necessary to carry out these works in order to maintain and protect the fabric of the building; this includes any necessary renewals and redecorations to meet our obligations under the lease.

Works Elements	Reasons for Work
Estate Works(REPE00010)	Necessary for other reason

Works Elements and Detailed Reasons for Work
<b>Estate Works(REPE00010)</b> Provision of recycling facilities.

**4. Tender Costs**

Cost details of other contractors within the Framework agreement who also tendered for the works: Please note, the costs for the preferred tender may appear higher here than elsewhere in this letter. This is because the table below includes costs for work which may not be recharged to leaseholders and could also include provisional sums for items added to the tender.

Contractors Tendered Prices:	Estimated Block Cost
Wates	29,456.20

## 5. Leaseholder Summary

Your personal contribution towards these works is **124.04**. This is calculated based on your rateable value.

<b>NOTICE OF INTENTION - LEASEHOLDER SUMMARY</b>		
6 August 2018		
Major Repairs		
Flat 4, Goldthorpe, Camden Street, London, NW1 0HH		
Consultation Reference		RPK/540
Property Reference		26787
Rateable Value		359
Block Rateable Value		90044
Your % apportionment Block Costs		00.3986940
<b><u>Requirements</u></b>	<b>Block Cost</b>	<b>Property cost</b>
Estate Works(REPE00010)	26,729.76	106.57
<b>Block Cost</b>	<b>26,729.76</b>	<b>106.57</b>
Central Overhead & Profit	<b>2,726.44</b>	<b>10.87</b>
<b><u>Camden Costs</u></b>		
Indirect Costs	1,502.21	5.99
<b>Total Estimated Cost</b>	<b>31,111.63</b>	<b>124.04</b>

## 6.Consultation Meeting

Please contact me if you wish to discuss or meet concerning our proposal.

## 7.Observations

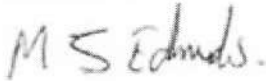
We invite you to make written observations regarding the proposals contained in this notice by sending them to:

**MICHAEL O'SULLIVAN**  
**London Borough of Camden**  
**Camden Town Hall**  
**Judd Street**  
**London**  
**WC1H 9JE**

Email [capitalservices@camden.gov.uk](mailto:capitalservices@camden.gov.uk) quoting Consultation reference Quoting RPK/540/E00010 and Property Reference 26787.

Observations must be made in writing within the consultation period and should be received within 30 days from the date of this notice. I have enclosed an observation form for your convenience. The consultation period will end on 10 September 2018 and all observations should be received by this date.

Signed on behalf of Camden as landlord:



pp  
MICHAEL O'SULLIVAN  
Consultation and Final Account Officer  
Leaseholder Services

6 August 2018





Curnock Street Estate @ 01/08/18			
SOR	Description	Quantity	Cost
PROVSUM	Variable SOR - Provisional sumProvisional sum. Area 4	1	£1,000.00
NF460101	GARDEN OR COMMUNAL AREA:LABOUR SKIP RUBBISH	1	£217.44
NF460101	GARDEN OR COMMUNAL AREA:LABOUR SKIP RUBBISH	1	£217.44
NF460101	GARDEN OR COMMUNAL AREA:LABOUR SKIP RUBBISH	1	£217.44
NF460101	GARDEN OR COMMUNAL AREA:LABOUR SKIP RUBBISH	1	£217.44
MANSPE	Variable SOR - Specialist treatmentsCAT scan before any digging starts on site, Area 1	1	£55.00
MANSPE	Variable SOR - Specialist treatmentsSumo Survey Area 1	1	£360.00
MANGWK	Variable SOR - GroundworksBreak out existing ground Area 1	1	£500.00
MANGWK	Variable SOR - GroundworksReduce level to meet depth requirement. Area 1	1	£380.00
MANGWK	Variable SOR - GroundworksLay 25mm blinding; 50mm hard core Area 1	1	£470.00
MANGWK	Variable SOR - GroundworksLay 100mm reinforced concrete; using 142mm mesh. Area 1	1	£700.00
MANGWK	Variable SOR - GroundworksDamp proof membrane . Area 1	1	£50.00
MANFEN	Variable SOR - Fencing and gatesMetal works including opening up the posts to the right . Area 1	1	£750.00
MANGWK	Variable SOR - GroundworksBolt food store in concrete slab . Area 1	1	£50.00
MANSPE	Variable SOR - Specialist treatmentsMetrostor Supply & fix metroSTOR waste storage enclosure icl delivery and installation. Area 1	1	£2,700.50
MANSPE	Variable SOR - Specialist treatmentsSumo Survey. Area 2	1	£360.00
MANSPE	Variable SOR - Specialist treatmentsCAT scan before any digging starts on site, . Area 2	1	£50.00
MANBWK	Variable SOR - BrickworkBreak out existing ground .Area 2	1	£500.00
MANGWK	Variable SOR - GroundworksReduce level to meet depth requirement .Area 2	1	£380.00
MANGWK	Variable SOR - GroundworksLay 25mm blinding; 50mm hard core .Area 2	1	£470.00
MANGWK	Variable SOR - GroundworksLay 100mm reinforced concrete; using 142mm mesh .Area 2	1	£900.00
MANGWK	Variable SOR - GroundworksDamp proof membrane .Area 2	1	£50.00
MANFEN	Variable SOR - Fencing and gatesMetal works including opening up the posts to the right .Area 2	1	£750.00
MANGWK	Variable SOR - GroundworksBolt food store in concrete slab. Area 2	1	£50.00
MANSPE	Variable SOR - Specialist treatmentsMetrostor Supply & fix metroSTOR waste storage enclosure icl delivery and installation. Area 2	1	£1,752.50
MANSPE	Variable SOR - Specialist treatmentsSumo Survey . Area 3	1	£360.00
MANSPE	Variable SOR - Specialist treatmentsCAT scan before any digging starts on site, Area 3	1	£50.00
MANGWK	Variable SOR - GroundworksBreak out existing ground Area 3	1	£500.00
MANGWK	Variable SOR - GroundworksReduce level to meet depth requirement Area 3	1	£380.00
MANGWK	Variable SOR - GroundworksLay 25mm blinding; 50mm hard core. Area 3	1	£470.00
MANGWK	Variable SOR - GroundworksLay 100mm reinforced concrete; using 142mm mesh.Area 3	1	£1,100.00
MANGWK	Variable SOR - GroundworksDamp proof membrane Area 3	1	£50.00
MANFEN	Variable SOR - Fencing and gatesMetal works including opening up the posts to the right Area 3	1	£750.00
MANGWK	Variable SOR - GroundworksBolt food store in concrete slab Area 3	1	£50.00
MANSPE	Variable SOR - Specialist treatmentsMetrostor Supply & fix metroSTOR waste storage enclosure icl delivery and installation Area 3	1	£4,836.50
MANSPE	Variable SOR - Specialist treatmentsSumo Survey. Area 4	1	£360.00
MANSPE	Variable SOR - Specialist treatmentsCAT scan before any digging starts on site. Area 4	1	£50.00
MANGWK	Variable SOR - GroundworksBreak out existing ground Area 4	1	£500.00
MANGWK	Variable SOR - GroundworksReduce level to meet depth requirement Area 4	1	£380.00
MANGWK	Variable SOR - GroundworksLay 25mm blinding; 50mm hard core Area 4	1	£470.00
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	<b>TOTAL</b>		<b>£26,729.76</b>