

29th December 2021



Ref: 20/004

Property ref:
Enquiries to:

Leaseholder services

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

The Leaseholder(s)

Camden Street
London
NW1

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 Leaseholder (s),

Re: Camden Street, London, NW1

Qualifying long term agreement relating to Contract 1: Major Works North.

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.

Preparation of Landlord's Proposals:

This notice is given pursuant to the Notice of Intention, issued on 11 September 2020 to enter into a long-term agreement for the provision of building term services contracts. We have now prepared proposals in respect of the works and services to be provided under the agreement based on the estimates received, and a copy of the proposal is available for inspection at the address detailed below.

1. Introduction;

The Council is planning to enter into what the Act calls a "qualifying long term agreement". This is an agreement which lasts for more than 12 months and concerns building term services contracts to be carried out in relation to the building or estate in which you are a leaseholder. Where services relate to your property, you will be liable to pay a portion of the cost by way of a service charge.

This notice relates to providing general building works to the Council's 33,000 homes. The Agreement is planned to run from February 2022 for a period of 5 years, with a break clause at year 3.

2. General description of services to be provided and works to be carried out;

The below list is a general description of services to be provided and works to be carried out under the Agreement.

Contract: Major Works North

This contract will cover the following :

- General repairs and refurbishment schemes to the external envelope and common parts of buildings: repair and renewal of all major elements of construction inclusive of, but not limited to, windows, roofs, walls and wall coverings, drainage, glazing, damp proofing, structural works and underpinning, plumbing, painting, area lighting, emergency lighting and means of escape, including stairways, fire escapes, ladders
- Internal improvement works: works: repairs to, and where required, replacement of, kitchens, bathrooms, electrical systems, plumbing and heating
- External estate works: landscaping, paths, roads, boundary walls and fencing
- Any enabling or making good works associated with the above

3. Details of the Landlord's Proposals:

Major Works North

The details of the landlord's proposal are set out in the proposal which is made available for inspection. However some of the information provided within that proposal is as follows:

The Parties to the Proposed Agreement are:

There is no connection between the landlord and any parties

Contractor name: Mitie Property Services (UK) Ltd

Contractor address: Level 12 The Shard
32 London Bridge Street
London
SE1 9SG

Length of Agreement;

The Agreement is planned to run from February 2022 for a period of 5 years, with a break clause at year 3. Please note that contract award would take place in February 2022, and mobilisation activity between February and March 2022.

Price adjustments, due to inflation under the Contract, will be completed annually in line with the following index: '*Building Cost Information Services (BCIS) – Building Maintenance Cost Index-General*'. This measures the movement of costs and is published by the Royal Institute of Chartered Surveyors (RICS).

4. Summary of Stage 1 Observations:

Observations received from leaseholders and Recognised Tenants Associations in relation to Camden's Notice of Intention, dated 11 September 2020, and Camden's responses to these, are summarised in the enclosed document 'Appendix 1: Summary of Stage 1 Observations'.

5. Right to Inspect Landlord's Proposals:

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

Copies of the full proposals are available for inspection on-line, which is the preferred option, as majority of our staff remain working from home. You are therefore invited to inspect all relevant information online by request, you can do this by emailing capitalservices@camden.gov.uk.

Or, email capitalservices@camden.gov.uk to make an appointment to view this information in person, during the following times:

Date: 4th January 2022 – 4th February 2022
Days: Monday to Friday
Time: Between the hours of 10:00am and 4.00pm
Venue: Camden Council Offices, 5 Pancras Square, London N1C 4AG

Note: Please sign in at the front reception where someone will meet you, and show you to the relevant meeting room.

6. 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 in writing to be received within 30 days from the date of this notice. All observations must be received by the **4th February 2022**. Observations should be sent to the following address: capitalservices@camden.gov.uk

Please include the contract reference: '*Building Term Services 20/004*' and your property reference () in the email subject field. Due to the current situation with Covid-19, the majority of our staff remain working from home, with limited staff in the office. So emailed observations are preferable to postal queries. However, alternatively you can post observations to;

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

7. 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,



Gavin Haynes
Director of Property Management

