

To all leaseholders of Stoughton Court, 24 Stoneygate Road, Leicester, LE2 2AD

1. This notice is given pursuant to the notice of intention to carry out works issued on 17th November 2014. The consultation period in respect of the notice of intention ended on 19th December 2014.

2. We have now obtained estimates in respect of the works to be carried out at Stoughton Court, 24 Stoneygate Road, Leicester, LE2 2AD. We have selected three estimates from which to make the final choice of contractor (*see Note 1 below*).

3. The amount specified in the selected estimates as the estimated cost of the proposed works is as follows:

Redecoration of the staircase in the house

Include to strip existing papered ceilings and walls, fill edges and cracks, rub down and hang 1400 grade lining paper and apply two coats of vinyl matt emulsion paint to the ceilings (white); and apply to coats of diamond matt emulsion paint to the walls (magnolia); thoroughly prepare all existing timber surfaces and apply two coats of satinwood finish (white). Include to rub down the handrail, touch in bare areas and apply two coats of diamond glaze varnish.

Contractor	Address	Cost (Inc VAT)
<i>F&CD Wells</i>	<i>Rowlands Way, Glen Parva, Leicester, LE2 9HS</i>	<i>£3,510.24</i>
<i>CVN Property Repair Services</i>	<i>Unit 6, Queniborough Ind. Estate, Melton Road, Queniborough, Leicestershire, LE7 3FP</i>	<i>£3,269.22</i>
<i>Dovetail Facilities Management</i>	<i>Sutton Avenue, Eastern Green, Coventry, CV5 7ER</i>	<i>£5,340.00</i>

4. All of the estimates obtained may be inspected at (*see Note 2 below*):

***Walton and Allen, Ground Floor, 37 Stoney Street, The Lace Market, Nottingham, NG1 1LS
Monday to Friday between 10am and 4pm (By Appointment by contacting the office on 0115 924 3304)***

5. We invite you to make written observations in relation to any of the estimates by sending them to:

Walton and Allen, Price House, 37 Stoney Street, The Lace Market, Nottingham, NG1 1LS.

Observations must be received within the consultation period of 30 days from the date of this notice. The consultation period will end on **21st September 2015** (*see Note 3 below*).

6. The written observations in relation to the notice of intention received during the consultation period may be summarised as follows in the *summary of observations table below*. Our response to the observations is in the summary of observations table below (*see Note 4 below*).

Written Observation Summaries in relation to Emergency works intended	Written Response to the observations in relation to Emergency works intended
<p>The following contractor was nominated to tender for the works.</p> <p>GG BUILDING SERVICES LTD 88 MAIN ROAD HACKLETON NORTHAMPTONSHIRE NN7 2AD</p>	<p>Email sent Wednesday 17/06/2015 18:18 to GG Building services.</p> <p>Dear Sir/Madam</p> <p>We have been given your details to contact as you may be interested in quoting for some of the following works that may be taking place at Stoughton Court, 24 Stoney gate Road, Leicester, LE2 2AD for one of our clients Stoughton Court (RTM) Limited.</p> <p>All the work below forms part of the intended works but is forming part of consultation process so will be up for tendering against other competitive bidders and some of this work may be carried out over the next 1 to 5 years.</p> <ul style="list-style-type: none"> - <i>To repair/replace windows/doors of the common parts including locks/letterboxes/doorbells/signage.</i> - <i>To maximize fire compartmentation to the common parts.</i> - <i>To redecorate the entrance lobbies and stairwells including the replacement of skirting and service panels.</i> - <i>To replace the carpets in the entrance lobbies and stairwells.</i> - <i>To replace the general lighting, emergency lighting and smoke detectors to the common parts</i> - <i>To repair / repoint / replace the brick/stonework of the building elevations including the chimney stacks/pots, fire escape and rainwater goods.</i> - <i>To repair / redecorate all timber fascia's, purlins, window frames and doors of the common parts.</i> - <i>To repair / replace sections of the annexe, house and garage roofs.</i> - <i>To repair / overhaul the communal water storage system.</i>

	<ul style="list-style-type: none"> - <i>To repair / replace the boundary walls, gates and fences.</i> - <i>To repair / resurface the tarmac areas including re-whitening of parking bays.</i> - <i>To install way finding / external security lighting.</i> <p>If you are interested in tendering for some or all of this work can be you please contact me back in writing within 7 days. If we have not heard anything back by the end of play Wednesday 24/6/2015 we will assume you are not interested in tendering.</p> <p>No response was returned by Wednesday 24/6/2015 in relation to tendering for the works by Wednesday 17/6/2015. Please note the email was never acknowledged and a response has never been returned to W&A as per the 20/8/2015.</p>
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Signed:

Walton & Allen Block Management Ltd

duly authorised agent of Stoughton Court (RTM) Company Ltd

Address: Stoughton Court (RTM) Company Limited, C/o Walton and Allen, Price House, 37 Stoney Street, The Lace Market Nottingham, NG1 1LS

Date: 20th August 2015

Notes

1. The landlord is required to select at least two estimates in respect of the matters described in a notice of intention. At least one of the estimates must be from a person wholly unconnected with the landlord.

Where an estimate has been obtained from a person nominated by leaseholders, that estimate must be among those set out in the statement of estimates.

2. Where a notice specifies a place and hours for inspection:

(a) the place and hours so specified must be reasonable; and

(b) copies of the estimates must be available for inspection, free of charge, at that place and during those hours. If facilities to enable copies to be taken are not made available at the times at which the estimates may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the estimates.

3. The landlord has a duty to have regard to written observations made within the consultation period by any leaseholder or recognised tenants' association. 'Recognised tenants' association' is defined by Section 29 of the 1985 Act.

4. Where a landlord has received written observations within a consultation period in relation to a notice of intention to carry out works, he is required to summarise the observations and respond to them in this statement of estimates.