

The Grange Freeholders Limited

Tel 0330 606 1402 Email admin@thegrange.rmcweb.site
www.thegrange.rmcweb.site

Dear Leaseholder,

Proposed works to The Grange – Redecoration of External Paintwork

As you will be aware from the Section 20 Notice, the exterior of the building is in need of re-decorating and the proposed works to be carried out are as follows:-

Re-decoration to the external paintwork of The Grange to include:

- Fill, prepare undercoat and gloss all window frames, surrounds and doors with two coats of a good quality paint.
- Leave site clean and tidy
- All work to be undertaken in a safe manner by an appropriately insured contractor

Quotes obtained for this work is as follows:-

1. £3,300.00 Supreme Decorators

The following company was nominated by a leaseholder:-

2. £5,147.20 – Different Strokes Painting and Decorating

As the cost of the work involved will be in excess of £250 per property, the company is obliged to issue a further statutory Notice under Section 20 of the Landlord and Tenant Act 1985 as amended by Section 151 of the Leasehold and Commonhold Reform Act 2002. The required notice is attached. It is intended that this work will commence as soon as practicable after the consultation period ends.

If leaseholders make no written observations before 9th October 2021 the directors must proceed with the lowest quotation or issue a further notice to leaseholders stating their reasons for not proceeding with the lowest quotation.

The directors will be pleased to respond to any comments or questions from owners.

Regards,

John R Morris FCMA CGMA MIRPM
Company Secretary

Notice under Section 20 of the Landlord and Tenant Act 1985 as amended by Section 151 of the Leasehold and Commonhold Reform Act 2002

To all leaseholders of 1-6 The Grange, Wyld Court, Blunsdon, Swindon, SN25 2EY

1. This notice is given pursuant to the notice of intention to carry out works to 1-6 The Grange issued on 21st March 2021. The consultation period in respect of the notice of intention ended on 30th April 2021.
2. We have now obtained estimates in respect of the works to be carried out. We have selected two 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 to is as follows:
 - a) £ 3,300.00 - Supreme Decorators
 - b) £5,147.20 – Different Strokes Painting and Decorating
4. The estimates obtained may be inspected at www.thegrange.rmcweb.site at any time. (see Note 2 below).
5. We invite you to make written observations in relation to any of the estimates by sending them to The Grange Freeholders Limited, 15 Windsor Road, Swindon, SN3 1JP. Observations must be made within the consultation period of 30 days from the date of this notice. The consultation period will end on 9th October 2021 (see Note 3 below)

John R Morris FCMA CGMA MIRPM

Company Secretary

The Grange Freeholders Limited, 15 Windsor Road, Swindon, SN3 1JP

7th September 2021

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 proposed works, he is required to summarise the observations and respond to them in a notice of his reasons for making the agreement, or specify the place and hours at which that summary and response may be inspected.