

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 The Grange, Wyld Court, Blunsdon, Swindon SN25 2EY

1. This notice is given pursuant to the notice of intention to carry out works issued on 25th May 2018. The consultation period in respect of the initial notice of intention ended on 30th June 2018.
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*).

The amount specified in the selected quotes as the estimated cost of the proposed works is as follows:-

Recommendation from the below roofing companies was to remove the chimney and roof access door and quotes for the proposed works are as follows:

- | | | |
|---------------------|---|--------|
| i) NJ Roofing | - | £6,240 |
| ii) Brunel Roofing* | - | £4,850 |

*quote also included replacing approximately 50 damaged tiles

The below roofing company also recommended that the chimney and roof access door be removed but has currently only quoted to remove the roof access door and has therefore been excluded from the selected quotations:

- | | | |
|------------------|---|--------|
| Heritage Roofing | - | £2,304 |
|------------------|---|--------|

All prices shown above are fully inclusive and include VAT.

3. All of the estimates obtained may be inspected at www.thegrange.rmcweb.site at any time. (*see Note 2 below*).
4. 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 23rd September 2018.
5. We received a nomination from a leaseholder to obtain a quote from Allan Hastings within the consultation period. Mr Hastings was contacted and declined to provide a quote for the works specified in the Section 20 Notice. We have received observations from leaseholders who have expressed a desire for the removal of the chimney and door to be undertaken as soon as possible. We have also received observations from leaseholders who have expressed a desire that this work should not be undertaken and that the chimney and dormer door should be retained and treated every two years with a water resistant coating.

John R Morris FCMA CGMA MIRPM

Company Secretary

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

23rd August 2018

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.