

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. It is the intention of The Grange Freeholders Limited to enter into an agreement to carry out works in respect of which we are required to consult leaseholders (*see Note 1 below*).

2. The works to be carried out under the agreement are as follows:

Roof repairs (References given relate to survey)

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- Erect scaffolding as required.
- (point 2.1.7) parapet gutter in very poor condition - lead flashing to the parapet wall has slumped and been fixed with poor quality mastic repairs - now cracking. Water is trapped under the gutter lining - likely to be cause of water staining on WC ceiling in flat 4. Renew this section of parapet gutter with possible replacement boards if found rotten. Flashings to be re-bedded or renewed as necessary.
- (point 2.2.4) replace damaged stonework to chimney CH1 and re-point open joists to stonework. Capping stone on NE side is cracking
- (point 2.2.5) Overhaul the dormer window (D1) - renew leadwork to dormer cheeks, repair/replace rotten woodwork, including the door, re-point filling using lime-based mortar.
- (Point 2.2.6) Open up and renew parapet gutter and lead flashings as necessary between R5A and R4B/C
- (point 2.8.2) Open up, investigate and reform the valley gutter between R3B and R2A so that it falls correctly. Test and reposition the uPVC hopper and downpipe as necessary
- (point 2.6.1) remove the bitumen felt to the parapet wall on LR2 and LR3. Lift copings and re-bed on a new damp proof membrane with lime-based mortar. Rake out cement mortar, re-dress and/or renew lead flashings and repoint both parapet walls and coping (both internally and externally as necessary) to LR2, LR3, and LR4 using a lime-based mortar
- (point 2.8.3) Open up, investigate and reform as necessary the pitched valley gutters to R3C. Allow to re-bed the tiles in lime mortar
- (point 2.8.4) CH3 and CH4 option 1.
- (point 2.6.2) renew 2 no bays to LR2 using new code 8 sandcast lead
- Replacement of approximately 50 broken tiles across the whole roof
- All waste to be removed from site and left clean and tidy

3. We consider it necessary to carry out the works because the roof is in a poor state of repair.

4. We invite you to make written observations in relation to the proposed works 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 28th September 2020. (*see Note 3 below*).

5. We also invite you to propose, within 30 days from the date of this notice, the name of a person from whom we should try to obtain an estimate for the carrying out of the proposed works described in paragraph 2 above (*see Note 4 below*).

Notes

1. Section 20 of the Landlord and Tenant Act 1985 (as amended) (the 1985 Act) provides that a landlord (as defined by Section 30 of the 1985 Act) must consult leaseholders who are required under the terms of their leases to contribute (by payment of service charges) to costs incurred under qualifying works, where the contribution of any one leaseholder will exceed £250. 'Qualifying works' are defined by Section 20ZA of the 1985 Act.
2. Where a notice specifies a place and hours for inspection:
 - a. the place and hours so specified must be reasonable; and
 - b. a description of the proposed works must be available for inspection, free of charge, at that place and during those hours.
 - c. If facilities to enable copies to be taken are not made available at the times at which the description may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the description.
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.
 1. Where a single nomination is made by a recognised tenants' association (whether or not a nomination is made by any leaseholder, the landlord shall try to obtain an estimate from the nominated person.
 2. Where a single nomination is made by only one leaseholder (whether or not a nomination is made by a recognised tenants' association), the landlord shall try to obtain an estimate from the nominated person.
 3. Where a single nomination is made by more than one leaseholder (whether or not a nomination is made by a recognised tenants' association), the landlord shall try to obtain an estimate:
 - a. from the person who received the most nominations; or
 - b. if there is no such person, but two (or more) persons received the same number of nominations, being a number in excess of the nominations received by any other person, from one of those two (or more) persons; or
 - c. in any other case, from any nominated person.
 4. Where more than one nomination is made by any leaseholder and more than one nomination is made by a recognised tenants' association, the landlord shall try to obtain an estimate
 - a. from at least one person nominated by a leaseholder; and
 - b. from at least one person nominated by the association, other than a person from whom an estimate is sought as mentioned in paragraph (a).

John R Morris FCMA CGMA MIRPM

Company Secretary

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

27th August 2020