

# 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 **11-22 Amber Court, Swindon, SN1 2HB**

1. It is the intention of Amber Court Management (No 2.) 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:

To repair and redecorate the fascia, soffit and gutters at Amber Court 2:

- To provide adequate access to the building to allow for safe working at height
- To sand all fascia and soffits, including exposed rafter feet to allow for first coat of stain to key
- Repair or fill damaged or rotten woodwork as required
- Replace irreparable woodwork as required
- Stain with 3 coats of good quality exterior wood stain to match existing colour
- Repair or replace all damaged, leaking or loose guttering and downpipes
- Clean and ensuring the free flow of all guttering and downpipes

3. We consider it necessary to carry out the works as the condition of the woodwork and guttering has deteriorated and now require repairs or replacement.

4. We invite you to make written observations in relation to the proposed works by sending them to Amber Court Management (No 2.) 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 1 March 2023. (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.

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  
Amber Court Management (No 2.) Limited, 15 Windsor Road, Swindon, SN3 1JP  
27 January 2023