

Sweet Briar Court Management Limited

15 Windsor Road, Swindon, SN3 1JP
0330 606 1402 | admin@farriersclose.rmcweb.site
www.farriersclose.rmcweb.site

07 July 2022

Dear Leaseholder,

Proposed works to 11-23 and 25-35 Farriers Close **Fascias, bargeboard, cladding, soffit, gutters and downpipe replacement**

As you will be aware from the Section 20 Notice the fascias, bargeboards, cladding, soffit, gutters and downpipes need replacing on 11-23 and 25-35 Farriers Close. The company has received two estimates to carry out works as follows:

To replace fascias, bargeboards, cladding, soffits, gutters and downpipes on block 11-23 and 25-35 Farriers Close.

- Erection of scaffolding and handrails as required.
- Supply and fit uPVC white fascia boards, soffit, guttering and downpipes
- Supply and fit new uPVC white cladding to replace existing.

These are for:

1. **£23,383.02 - The Fascia Division Ltd**
2. **£23,380.00 - Brunel Roofing Ltd**

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 enclosed with this letter. 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 August 2022 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.

Yours sincerely

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 11-23, 25-35, 49-59, 61-71 and 75-85 Farriers Close, Swindon

1. This notice is given pursuant to the notice of intention to carry out works to 11-23 and 25-35 Farriers Close issued on 19th April 2022. The consultation period in respect of the notice of intention ended on 24th May 2022.
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) **£23,383.02 - The Fascia Division Ltd**
 - b) **£23,380.00 - Brunel Roofing Ltd**
4. The estimates obtained may be inspected at www.farriersclose.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 Sweet Briar Court Management 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 August 2022. (see Note 3 below)
6. There were no written observations in relation to the notice of intention received during the consultation period.

John R Morris FCMA CGMA MIRPM

Company Secretary

Sweet Briar Court Management Limited, 15 Windsor Road, Swindon, SN3 1JP

7th July 2022

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.