

Skymode Properties Limited

8 Gleneagles Court, Brighton Road, Crawley, West Sussex. RH10 6AD

Tel: 01293 533 131 Fax: 01293 516 864 e-mail: Info@BuxtonHomes.co.uk
www.BuxtonHomes.co.uk

**BUXTON
HOMES**

4th May 2021

Southern Housing Group
PO Box 645
Spire Court
Albion Way
Horsham
RH12 1XJ

Reference: 57-59 Great Suffolk Street - Update on the Façade Replacement Project

Dear Resident/s and/or Occupier,

You will be aware that the external wall system requires to be replaced following the fire safety report carried out in July '20 as per the latest Government Guidelines issued to the freehold owners.

You will also appreciate that the external walling replacement project involved an extensive process including the funding, appointment of the professionals, further investigation surveys, establishing logistics of carrying out the construction project that will require further involvement with various departments of the local authority.

Following the survey and report identifying the requirement to replace the façade materials, we made an application to the Building Safety Fund Registration fund. BSF Registration team have confirmed their approval of stage 1 of the process.

We have appointed a team of professional consultants to work on the design and specification of the replacement materials to the latest regulations set out by the government. We have also approached the new owners of adjoining properties at 55 GSS and Crown Court Buildings to ease, solve the access for the construction works and any party wall matters. This may prove difficult as the new owners are planning to start work on the development of the property at 55 GSS from September '21.

Cost of the façade materials replacement project is likely to be established by June-July '21. Once the cost is established, the BSF Registration Team will be advised and the required funds will be requested. Simultaneous to requesting the funds request from the BSF team, we will be informing all the leaseholders.

We anticipate the construction activities to commence by August-September '21. Commencement of the construction activities will be subject to response from the BSF team, communication and responses from the leaseholders, local authority licenses and resolution of the logistics such as the scaffolding, space for the site compound etc.

We enclose the Notice of Intention sent to all the leaseholders following the fire safety survey and receipt of the report in July '20. While the original deadline for observations has now passed please put any further observations in writing to info@buxtonhomes.co.uk.

We trust, you will find the information outlined as above useful and look forward to your cooperation to achieve smooth running of the project.

Yours sincerely,

Skymode Properties Limited

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To all leaseholders of:

Units A to J 57 Great Suffolk Street, SE1 0BB
Flats 1 – 6 59 Great Suffolk Street, London SE1 0BD
Flats 1– 28 59B Great Suffolk Street, London SE1 0BF

NOTICE OF INTENTION TO CARRY OUT WORK ISSUED IN ACCORDANCE WITH THE LANDLORD & TENANT ACT 1985 (as amended)

1. It is the intention of Buxton Management Company 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; To provide all site management and setup, to remove the existing 90mm insulated render system made up of 80mm polystyrene back to the promat board and replace with a non-combustible system made up of 80mm rockwool slab and resin-based render build-up. Fire barriers around all Openings with cavity to be checked and installed as necessary

Additionally, all timber decking to balconies to be removed and replaced with non-combustible Material.

Review Copper Cladding System and Proprietary curtain wall system

Include for professional fees and on-going inspection during construction by fire engineer and at completion an EWS 1 form either at A1-2 or B1 must be issued. Works to be rigorously documented for this purpose.

3. We consider it necessary to carry out the works in accordance with the lease.
4. We invite you to make written observations in relation to the proposed works by sending them to:

Buxton Management Company Limited
8 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD

Alternatively please send observations to ScottBenson@buxtonhomes.co.uk

Observations must be made within the consultation period of 30 days from the date of this notice. The consultation period will end on **8th 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*).

Signed:

Buxton Management Company Limited

Authorised agent of Skymode Properties Limited

Address: Buxton Management Company Limited, 8 Gleneagles Court, Brighton Road, Crawley, West Sussex RH10 6AD

Date: 4th August 2020

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.

3. 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).