



Southern Housing Group Ltd.
c/o Purchase Ledger
PO Box 645
Spire Court
Albion Way
HORSHAM
RH12 1JW

00064A M/1501 *72/441/611



09 July 2020

Ref: 625101105901-Flat 1, 56a Lant Street, LONDON/

RE: Notice of intention to carry out an installation of an integrated fire alarm system at 52-56 Lant Street, London

Dear Sirs

Please find enclosed with this letter a notice of the landlord's intention to install an integrated fire alarm system at the property.

Should you have any queries in respect of this proposed work or notice, please contact RMG on 0207 598 1600 or email: adam.norwood@rmg.london

Yours sincerely

Adam Norwood
Senior Property Manager
Residential Management Group Ltd

RMG London • 31 Plympton Street • London • NW8 8AB • T: 020 7598 1600 • www.rmg.london • [@RMG_London](https://twitter.com/RMG_London)

Residential Management Group Limited

Registered Office: RMG House, Essex Road, Hoddesdon, Hertfordshire, EN11 0DR Registered in England No. 01513643

Residential Management Group Limited is authorised and regulated by the Financial Conduct Authority. Our FCA Register Number is 719401



Dear Leaseholder

Notice of intention to carry out the installation of an integrated fire alarm system at The Rise

To all Leaseholders of The 52-56a Lant Street, London:

1. It is the intention of Rockwell (FC100) Limited to enter into an agreement to carry out works in respect for which we are required to consult leaseholders. (See Note 1 below)
2. The works to be carried out shall include installing an integrated fire alarm system. (See Note 2 below)
4. We consider it necessary to carry out these works, in order to comply with BS5839 as outlined in the Thomasons Report on the external wall structure of the development (copy report previously provided).
5. We invite you to make written observations in relation to the proposed works by sending them to RMG, RMG House, Essex Road, Hoddesdon, Herts EN11 0DR. Observations must be made within the consultation period of 30 days from the date of this Notice. The consultation period will end on Wednesday 12 August 2020. (See Note 3 below)
6. 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 & 5 below)

Signed:



Property Manager
Residential Management Group Ltd

Duly authorised agent on behalf of Rockwell (FC100) Limited

Any communication relating to this matter should be addressed to Adam Norwood, RMG, RMG House, Essex Road, Hoddesdon, Herts, EN11 0DR

8 July 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:

from the person who received the most nominations; or

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 in any other case, from any nominated person.

5. 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 from at least one person nominated by a Leaseholder; and from at least one person nominated by the association, other than a person from whom an estimate is sought as mentioned in paragraph.

