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Contact: Section 20 observations

Section20@southampton.gov.uk

Ref: DB/tr/NOP/Lifts

31 July 2019

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SCHEDULE 2 – NOP – QLTA - OJEU

Dear

Regarding your property at*:*

Section 20 of the Landlord and Tenant Act 1985 as amended by the Commonhold and Leasehold Reform Act 2002

Notice 2 – Notice of Proposals to enter into a Qualifying Long Term Agreement

Agreement: Lift Refurbishment – Albion, Redbridge and Shirley Towers

1. This notice is given following the Notice of Intention to enter into a long-term qualifying agreement (“QLTA”) issued on 20 February 2019. The consultation period in respect of the Notice of Intention ended on 29 March 2019.
2. As set out in the Notice of Intention, the project was advertised in accordance with OJEU Procurement Regulations inviting suitably qualified contractors to submit tenders for the works. Two tenders were received and we have now prepared a proposal in respect of the works/services to be provided under the agreement based on the tenders we received. A copy of the Tender Report and Recommendation (Appendix 1), which recommends the appointment of Axis Elevators to undertake the work can be accessed via the following web page link: <https://www.southampton.gov.uk/housing/home-owners/section-20-consultation-procedure.aspx>. Alternatively, a paper copy Tender Report and Recommendation is available on written request.
3. Appendix 2, can also be viewed on the web page link, sets out the estimated total unit cost to you, based on the block tender prices at [**Insert address of Flat**] in respect of the block cost elements for the proposed agreement.

The apportionment of the block costs are made in accordance with the terms of your lease.

1. VAT at 20% and the cost of preliminaries, project management and administration costs of 15% will be added to the final account of any works carried out or services provided. You should note that these are estimated costs and the final account may be higher or lower than the prices given in this notice.
2. The intended duration of this agreement is one hundred and fifty two weeks\* which includes a period for maintenance. *\*subject to any formal Extensions of Time being granted*
3. Copies of the estimates and proposals may be inspected at Southampton City Council, First Floor, One Guildhall Square, Southampton, SO14 7FP. Please e-mail us for an appointment time between the hours of 9.00am and 4.00pm Monday to Friday to Section20@southampton.gov.uk.

Summary of comments to Notice of Intention

1. We did not receive any written comments in relation to the Notice of Intention during the consultation period as set out in our Notice issued on 20 February 2019.
2. We invite you to make written observations in relation to the proposals by emailing Section20@southampton.gov.uk or alternatively send a letter to Capital Assets, Southampton City Council, First Floor, One Guildhall Square, Southampton, SO14 7FP.
3. You do not have to comment or raise any observations upon this notice. However, if you wish to do so any observations you wish to make must be received by us in writing within the 30 day consultation period, which ends on Tuesday 3 September 2019. Any comments received after this date will not be considered.

Yours sincerely



Project Manager

THIS LETTER IS IMPORTANT.

PLEASE KEEP IT IN A SAFE PLACE FOR FUTURE REFERENCE AND IN

PARTICULAR IF YOU ARE SELLING YOUR PROPERTY THEN MAKE SURE

YOU SUPPLY IT TO YOUR CONVEYANCERS SO THAT THEY CAN MAKE IT AVAILABLE TO YOUR BUYER. THE INFORMATION SET OUT IN THIS NOTICE

MAY BE RELEVANT FOR A BUYER.