

Our ref: JR2/ALU/27143

15 February 2024

Important Letter to All Residents Flats 1-70, Emanuel House, 18 Rochester Row, London SW1P 1BS

Dear Sir or Madam,

Proposal to Dispense with Consultation Process as Required Under Section 20 (as Amended) and Section 20ZA of the Landlord and Tenant Act 1985.

Please note, this supersedes the Notice issued on the 14th of February 2024, which included an error. Please accept our sincere apologies in respect of this.

The following works are required as a matter of urgency: Remedials/Replacement to communal fire doors and compartmentalisation as per the Compartmentalisation survey and the Fire Risk Assessment, this is also in line with the Enforcement Notice served by The London Fire Brigade

The works are required because these are in line with Health & Safety and the Building Safety Act and the London Fire Brigades enforcement Notice.

The estimated cost of these works are detailed at the end of this notice, and are above that which triggers our duty to consult with leaseholders before carrying out the works, under Sections 20 and 20ZA of the Landlord and Tenant Act 1985 ("the consultation procedure").

We have obtained estimates for the cost of carrying out the proposed works. The tables overleaf set out, as regards at least two of the estimates, the amount specified in those estimates as the estimated cost of the proposed works, any additional fees and expenses which will be charged and which will be incurred on the total estimated cost.

Compartmentalisation

Tender Breakdown									
Contractor Name	Contractor Price (Excl. VAT)		Surveyor's Fee (if applicable)		Admin Fee		Subtotal	VAT @ 20%	Total
	VAT Reg.	Non-VAT Reg	Fixed Cost	%	Fixed Cost	%			
Ventro Ltd	£12,320.27					5%	£12,936.28	£2,587.26	£15,523.54
Stonegrove Ltd	£23,482.00					5%	£24,656.10	£4,931.22	£29,587.32
Black Sheep Engineering Ltd	£24,420.00					5%	£25,641.00	£5,128.20	£30,769.20

Fire Doors

Tender Breakdown									
Contractor Name	Contractor Price (Excl. VAT)		Surveyor's Fee (if applicable)		Admin Fee		Subtotal	VAT @ 20%	Total
	VAT Reg.	Non-VAT Reg	Fixed Cost	%	Fixed Cost	%			
Ventro Ltd	£61,018.18					5%	£64,069.09	£12,813.82	£76,882.91
AS Ramsay Ltd	£61,350.00					5%	£64,417.50	£12,883.50	£77,301.00

To inspect copies of any or all of the estimates please contact the Property Manager Jennie Roos, using the details at the end of this letter.

The consultation procedure that we should normally follow involves at least two stages, with separate consultation periods of at least 30 days each included between, before we could even enter into a contract for the works to be carried out.

This consultation procedure would take at least 3 months to complete, and, in our opinion, the works cannot wait that long for the reasons outlined above.

We have therefore already obtained estimates and have provided you with as much information as possible regarding the estimated cost and nature of the works required, which you would normally receive as part of the full consultation procedure.

Under the current legislation, we could apply to the First-tier Tribunal (Property Chamber) ("the Tribunal") to dispense with the consultation process and we would be prepared to do this, however, we have been advised that even this could take many weeks.

Therefore, due to the urgency of the works and the lead time for material etc. it is our intention to place an order now (within 7 days) with **Ventro Ltd** to commence work as soon as possible.

As noted above, we could apply to the Tribunal for dispensation. However, such an application will incur further costs, which may be borne by the service charge fund. We are conscious that the works already have a financial impact, and we are keen to keep costs to a minimum. With this in mind, we consider that it would be disproportionate to make an application to dispense with the formal requirements of the consultation process. However, we will keep this decision under review and, should any dispute arise, we may need to proceed with the application.

The Freeholder will be funding the cost of these works and will be reimbursed when sufficient Service Charge funds have been collected, these will be collected within the 2024/2025 Service Charge Year, the Budget we are currently approving.

Please contact the undersigned immediately by either email or in writing if you have any comments in regards to this proposal or object to our expediting instructions.

Jennie Roos

Property Manager

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