



City of Westminster

Corporate Property
Westminster City Council
64 Victoria Street
London
SW1E 6QP

Date: 16 November 2023

Dear Leaseholder,

Remeasurement of flats and leasehold apportionments at Emanuel House

Following on from my letter of 6th October I am writing to let you know the outcome regarding the proposals put forward by the Council.

10 leaseholders responded and 80% opted to proceed with option 2 which is for the Council to pay the same percentage contribution as similar size flats in the building for each of the flats in our ownership. As a reminder, this is not something we have to do legally but we would do in the interests of fairness.

This would not change the percentages paid by residents and would result in a service charge total being collected of just over 100%. This offer, which has now been accepted by leaseholders, will be actioned from the date of this letter and cannot be retrospective.

To ensure that the correct percentages are applied we will undertake a limited measuring comparison and advise all leaseholders of the result in due course.

Whilst writing, and following a conversation at the last residents meeting, I would ask you to contact me directly if you wish to consider extending the length of your lease. All leaseholders can apply for a lease extension individually in accordance with statute, subject to agreeing an appropriate payment to the landlord including costs.

Yours sincerely

Kevin Dey

*Head of Corporate Safety and Residential Services
Westminster City Council
emanuelhouseproject@westminster.gov.uk*