

Our ref: BL/MAN/OC/S20#2
26 February 2018

To ALL LEASEHOLDERS OF OAK COURT,

STATEMENT OF ESTIMATES
TO UNDERTAKE WORKS UNDER SECTION 20 OF THE LANDLORD AND TENANT ACT 1985
[AS AMENDED BY S151 OF THE COMMONHOLD AND LEASEHOLD REFORM ACT 2002]

OAK COURT, 19 GREEN LANE, NORTHWOOD, MIDDLESEX,

1. This Notice is given pursuant to the Notice of Intention to carry out works issued on the 24 January 2018. The consultation period in respect of the Notice of Intention ended on 23 February 2018.
2. We have now obtained estimates in respect of the work to be carried out. We have selected 2 estimates from which to make the final choice of contractor (see note 1 overleaf).
3. The amount specified in the selected estimates as the estimated cost of the proposed works are as follows:
 - i. Hall & Randall Plumbers £ 2,980.50 + VAT (£ 3,576.60)
 - ii. H&S Property Services £ 3,500.00 + VAT (£ 4,200.00)
4. The estimates obtained are held in the offices of David Charles Property Consultants, see header for address, and can be viewed by prior arrangement between the hours of 9:00am-5:00pm Monday to Friday excluding bank holidays (see note 2 overleaf).
5. We invite you to make your written observations in relation to any of the estimates by sending them to David Charles Property Consultants - 29 High Street, Pinner, HA5 5PJ. Observations must be received within the consultation period of 30 days from the date of this notice. The consultation period will end on 28 March 2018 (see note 3 overleaf).
6. We have received no written observations in relation to the Notice of Intention given.

DAVID CHARLES PROPERTY CONSULTANTS LIMITED
(Duly authorised agent of Oak Court Residents Limited)

See notes on reverse