

Our ref: BL/MAN/BC/S20QW#3/Windows
31 August 2017

To ALL LEASEHOLDERS of BULSTRODE COURT,

NOTICE OF DECISION
CONSULTATION FOR PROPOSED WORKS
UNDER SECTION 20 OF THE LANDLORD AND TENANT ACT 1985
[AS AMENDED BY S151 OF THE COMMONHOLD AND LEASEHOLD REFORM ACT 2002]

BULSTRODE COUT, GERRARDS CROSS, BUCKINGHAMSHIRE, SL9 7RR / 7RS/ 7RT/ 7RU

1. This Notice is given pursuant to the Statement of Estimates issued on 28 June 2017. The consultation period in respect of the Notice of Estimates ended on 28 July 2017.
2. We have now entered into a contract for the carrying out of the works first described in the Notice of Intention dated 16 May 2017; with Albro Windows Limited.
3. Our reasons for doing so are because Albro Windows Limited submitted the most competitive tender.
4. We received the following written observations in relation to the statement of estimates given on 28 June 2017 (see Note 3 overleaf):
 - One Lessee expressed a preference for Ridgewell Windows & Conservatories to undertake the works. Unfortunately Ridgewell Windows & Conservatories failed to supply some of the requested information.

DAVID CHARLES PROPERTY CONSULTANTS LIMITED
(Duly authorised agent of Bulstrode Court Management Limited)

See notes on reverse

Notes

1. The landlord does not have to send out this notice if:
 - a. the chosen contactor was nominated by a tenant or RTA, or
 - b. the chosen contractor was the person who submitted the lowest estimate.
2. Where a notice specifies a place and hours for inspection:
 - a. the place and hours so specified must be reasonable; and
 - b. copies of the documents 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 documents may be inspected, the landlord shall provide to any tenant, on request and free of charge, a copy of the documents.
3. Where a landlord has received written observations within a consultation period in relation to a statement of estimates in relation to proposed works, he is required to summarise the observations and respond to them within a notice of his reasons for awarding a contract.