



Homes for Haringey

Home Ownership Team

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**DIRECTIONS BY THE LEASEHOLD VALUATION TRIBUNAL (LVT)
Section 20ZA of the Landlord and Tenant Act 1985**

Dear Leaseholder(s)

**Leasehold Property Service Charges
Application to the LVT regarding the proposed Long Term Agreements relating
to the housing capital works programme, including meeting the Decent
Homes Standard**

The Council, as your landlord, proposes to enter into long term agreements (contracts) for a Constructor Partner(s) and a Compliance Team(s). The proposed Constructor Partner agreement(s) is mainly required to enable the works necessary to achieve the targets associated with the Government's Decent Homes Standard. The proposed Compliance Team(s) agreement will be for the provision of consultancy services to undertake planning supervision, cost management and project management in relation to the capital works programme.

The Council gave you formal notice on the 21st of July 2006 of its intention to enter into these agreements by sending you the 'First Notices'. These were issued to you to comply with the law.

The Council will shortly be sending you two further formal notices ('the Second Notices') which will provide you with more information on the proposed agreements, including the names of the proposed contractors.

The purpose of this letter is to advise you of two applications that the Council has made to the Leasehold Valuation Tribunal ('LVT'). **Enclosed** with this letter you will find:

1. a copy of the Council's application to the LVT regarding the proposed

- Constructor Partner agreement(s) ; and
2. a copy of the Council's application to the LVT regarding the proposed Compliance Team agreements(s) ; and
 3. a copy of the Directions issued by the LVT following the Council's applications.

Reasons for making the applications

The Council is obliged by law to provide you with information in respect of the estimated cost of the proposed work or to say when this information will be provided. However under the form of the agreements the Council is proposing it is not possible for the Council to provide you with this information in the Second Notices.

The proposed agreements will be entered into on the basis of a schedule of rates for a comprehensive list of the items and types of work that may be carried out. No specific projects have yet been identified and no surveys have been carried out. It is therefore not possible for the Council to provide you with the appropriate cost information in the Second Notices or to say when or where the work will be carried out, because of the type of contracts that are proposed. So the Council is now asking the LVT to dispense with the requirement to provide this type of information to you in the Second Notices.

If any work is proposed in respect of which you will be required to make a contribution, you will be provided an estimate of the cost by a further statutory notice at a later date. This will be after the agreements have been entered into but before any works begin on your building or estate. The notice will also give you the opportunity to make observations on those matters and the Council will be obliged to respond to your observations in writing.

Inspection of documentation

The enclosed applications and the Directions issued by the LVT contain important information about the procedures involved. As a leaseholder in the Borough, you are a Respondent to the Council's application. The LVT has directed the Council to provide you with copies of the applications and the Directions, and these are **enclosed**. The Council has also been directed to inform you that you may inspect any of the documents in relation to the Council's applications and grounds for seeking dispensation and take copies if you wish. These documents will be available for inspection by appointment from the date of this letter on the 6th Floor, River Park House, 225 High Road, Wood Green, N22 8HQ between the hours of 10.00am and 4.00pm, Monday to Friday. If you wish to inspect the documents then please contact Bruce Nicholas on 020 8489 3487 to make an appointment.

This letter has been sent to all leaseholders in Haringey. We hope to finalise the Decent Homes programme during 2007, if the results of the Audit Commission's inspection make this possible and once surveys have been completed by the new Constructor Partners.

I hope that you find this covering letter helpful, but if you would like any further information please call us on the phone number given above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bob Watts', with a horizontal line underneath the name.

Bob Watts
Executive Director (Building Services)

Enclosures are included as listed on page 1.