

Redecoration

Barbican Estate

Paul Murtagh

Assistant Director Barbican & Property Services



Telephone 020 73321411
Email propertyservices@cityoflondon.gov.uk

Date 17 August 2017

[Redacted]
Cromwell Tower

Barbican
London
EC2Y 8DD

Dear Leaseholder

[Redacted]
At: [Redacted] Cromwell Tower

**NOTICE OF INTENTION TO CARRY OUT QUALIFYING WORKS
UNDER A QUALIFYING LONG TERM AGREEMENT**

Pursuant to Section 20 of the Landlord and Tenant Act 1985 (as amended) and Schedule 3 of the Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations')

I write further to the Notice of Intention dated 16th March 2015 and Notice of Proposal dated 22nd January 2016 regarding the long-term agreement to redecorate parts of the Barbican Estate. I confirm that K&M McLoughlin Decorating Ltd has been appointed to do this work.

The City of London Corporation ('the City'), as your landlord, proposes to carry out works under this agreement to the Building of which your Premises form a part within the financial year 2017/18. This will result in you having to pay a service charge, calculated in accordance with the definitions in, and terms of, your lease. You should refer to your lease for those definitions and terms. The City is now required to provide you with the following information with regard to the works.

1. Description of the proposed works to the Building. Redecoration of the interior of Cromwell Tower: preparing surfaces, which includes cleaning, sanding and any minor repairs that may be necessary; and coating surfaces with undercoats, paints and varnishes as may be required, to achieve the necessary finish.

2. Reasons for carrying out the works. The City considers it necessary to carry out these works because the City has a duty to keep the coated surfaces of the interior and exterior of the blocks in good repair. Condition surveys of the specified areas have been carried out.

3. The total amount of expenditure estimated by the City as likely to be incurred by the City on and in connection with the works to Cromwell Tower is £72,052.88.

This estimated expenditure is broken down as follows:

Internal Redecoration of Cromwell Tower 2017/18

Works Cost	Staff Costs/Fees	Total
£64,047.00	£8,005.88	£72,052.88

The table below details the estimated contribution (including staff costs) each flat type is liable for based on the percentage within your lease.

Type	Percentage	Contribution (inc. Staff Costs & Fees)
1A	0.8700	£626.86
1B	0.8700	£626.86
1C	0.8700	£626.86
2A	0.8700	£626.86
2B	0.8700	£626.86
3A	0.8700	£626.86
3B	0.8700	£626.86
3C	0.8700	£626.86
4A	1.8600	£1,340.18
4B	1.9700	£1,419.44
4C	2.2100	£1,592.37

4. Observations. You are entitled to make written observations regarding the proposed works or the City's estimated expenditure. If you wish to do this, however, you must submit them to this office in writing to be received within 35 days beginning with the date of this letter. The City is bound to have regard to any observations then made.

5. Address and due date for observations. The final date for the receipt of any observations is 20 September 2017. Please send your written observations to:

Mr Steven Murray
 Department of Community & Children's Services
 Property Services
 3 Lauderdale Place
 Barbican
 London EC2Y 8EN
 Email: PropertyServices@cityoflondon.gov.uk

6. The City's response to observations. Where the City receives observations to which it is required to have regard, the City will, within 21 days of their receipt, by notice in writing to the person by whom the observations were made, state the City's response to the observations.

If you would like to receive this Notice in an alternative format such as large print, Braille or audio tape, please contact the Estate Office for further assistance.

Yours sincerely



Mike Saunders
Asset Manager
Property Services