

Technical Services
1st Floor, Tayside House
31 Pepper Street
London
E14 9RP

Tel: 020 7517 4700

Fax: 020 7515 0218

Ref: EEH/070

28th July 2010

Dear

Re: Property address:

Re: Block address:

**NOTICE OF INTENTION TO ENTER INTO A LONG TERM AGREEMENT
THE SERVICE CHARGES (CONSULTATION REQUIREMENTS) (ENGLAND)
REGULATIONS 2003**

Lead Service Providers for General Build Measured Term Contract for responsive repairs and maintenance etc for EastendHomes properties on:

- o Bede Estate
- o British Estate
- o Brokesley Estate
- o Eric Estate
- o Treby Estate
- o Non-Estate properties
- o Chapel House Estate
- o Christ Church Estate
- o Cubit Town Estate
- o Manchester Estate
- o Riverside Estate
- o Schooner Estate
- o Westferry Estate

Reserve Service Providers for General Build Measured Term Contract for repairs and maintenance for the above-named EastendHomes properties, from service providers who are the Lead Service Providers on

- o Glamis Estate
- o Holland Estate
- o St. George's Estate

Notice of Intention

In accordance with Section 20 of the Landlord and Tenant Act 1985 as amended by Section 151 of the Commonhold and Leasehold Reform Act 2002, landlords are required to give notice to leaseholders and recognised tenant associations of their intention to enter into a "long-term agreement".

The Qualifying Long Term Agreement

The Qualifying Long Term Agreement comprises a contract for:

- Day-to-Day Responsive Repairs and Maintenance
- Cyclical and Planned Repairs and Maintenance
- Package Repairs
- Out-of-Hours Emergency Works.

The scope of services to be provided under the Agreement are as follows:

- Responsive, cyclical and planned maintenance including:
 - plumbing; roofing; windows & glazing; carpentry; joinery; electrical services; mechanical services; groundworks; brickwork; masonry; ironmongery; metalwork; painting & decorating; specialist treatments;to occupied and unoccupied properties, common areas and estates.
- Out-of-Hours Emergency service - *ie* specified emergency responsive repairs outside normal working hours.

A description of the scope of the contract that EastendHomes proposes, including currently identified qualifying works, may be viewed by appointment at:

**EEH Technical Services
Mile End Local Housing Office
38 Wager Street
London
E3 4JE**

between the following times:

10.00 am to 4.00 pm, Monday to Friday (excluding Bank Holidays)

To make an appointment, please telephone

either **John Hinds**, Technical Services Manager

or **Janice Chance**, Senior Technical Admin Officer

on **020 8880 7055**

Reasons for entering into a Long Term Agreement

EastendHomes considers it necessary to enter into a Long Term Agreement because EastendHomes is committed to providing an excellent "value for money" repairs service to its residents and considers that this can best be achieved with a long-term partnering agreement (three years) with an optional extension of two years where the Service Provider is committed to provide a high quality standard of service over the agreement period.

Right to make observations

As a leaseholder you have the right, under the Act, to make written observations to EastendHomes about the proposed Long Term Agreement, to which we must have regard. We therefore invite you to make observations in writing within the relevant period as specified below.

Making observations

All observations must be sent to:

**Mr J. Hinds,
Technical Service Manager
EastendHomes
1st Floor, Tayside House
31 Pepper Street,
London
E14 9RP**

and must be delivered to the above address within the relevant period which is usually within thirty days of the date of this notice. The date of this notice is 28th July 2010.

Observations should be received no later than 27th August 2010 being the date on which the relevant period ends. Any observations received after this date will not be considered.

Right to nominate contractors

This is an Agreement for which public notice is required and where that is the case the Regulations do not require the landlord to seek nominations from leaseholders.

All future communications relating to this Agreement should be sent to Mr J. Hinds, at the address above, quoting the reference

EEH070 General Build Agreement

We will write to you again with the details of our proposals.

Yours sincerely



Paul Bloss, Chief Executive, EastendHomes