

All Leaseholders
One Warrington Gardens
London
W9 2QB

28 September 2023

12 Dorrington Street, London EC1N 7TB
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Dear Sir/Madam

One Warrington Gardens London W9 2QB

NOTICE OF INTENTION TO UNDERTAKE WORKS IN ACCORDANCE WITH SECTION 20 OF THE LANDLORD & TENANT ACT 1985 (AS AMENDED BY THE COMMONHOLD AND LEASEHOLD REFORM ACT 2002)

Lift Modernisation – West Wing

It is the intention of One Warrington Gardens Management Company Limited to enter into an agreement to carry out works in respect of which we are required to consult leaseholders.

The works to be carried out have been notified as above but a detailed specification is held with the Concierge or can be obtained from this office by contacting the undersigned. It is necessary to undertake this work as the lift equipment, is coming to the end of its useful life and has been assessed for modernisation to bring it more in line with current standards and ensure future reliability and life expectancy.

You are invited to make observations on the proposed works and any comments should be made in writing and sent to Anderson Wilde & Harris at the address below and within the relevant period of 35 days, which expires on 12 November 2023.

One Warrington Gardens Management Company Limited will have due regard to any observations made by a lessee. In addition, you are invited to propose, within 35 days from the date of this notice, the name of a suitable person or firm, with relevant experience, whom you would suggest One Warrington Gardens Management Company Limited try to obtain an estimate for carrying out the proposed set of works. Only persons or firms who comply with the following criteria may be considered –

- ✓ Appropriate qualifications
- ✓ Appropriate experience
- ✓ Appropriate insurance certification
- ✓ Provision of financial referees
- ✓ Ability to meet pre-tender qualification enquiries

Yours sincerely

Clive Greenwood

Clive Greenwood, B.A. Hons AssocRICS MIRPM
HEAD OF PROPERTY MANAGEMENT

