

Home Ownership Services
London Borough of Camden
Bidborough House
38-50 Bidborough Street
London WC1H 9DB

Date 28th June 2011

Your reference

Our reference 09/015

Enquiries to Harry Odoi

Tel: 020 7974 2813
Fax: 020 7974 6327

E-mail: captialservices@camden.gov.uk

The Leaseholder(s)

Goldthorpe
Camden Street
London
NW1 0HH

Dear Leaseholder(s)

Unit: Goldthorpe, Camden Street, London, NW1

Please find enclosed your Section 20B Notice under the Landlord and Tenant Act 1985 (as amended).

The contract that this refers to is **Integrated Reception Systems, and Associated Works.**

Under the terms of the legislation, if a final account for a contract is not issued within 18 months of the contract starting, the Council can only recover an increase in contract costs from you, if it has informed you of that increase within 18 months of it being incurred.

Therefore the purpose of this Section 20B Notice is to keep you informed of the contract cost every 18 months, so that you can be forewarned of any increase in your final contribution from the original estimate.

Please note that the amount spent, relates to all of the blocks within the contract, and not just your block.

I have listed the properties involved in the contract below:

- | | |
|-------------------------------------|----------|
| ▪ 1-22 Barnsborough (cons), NW1 0HL | - B00043 |
| ▪ 1-18 Billingley (Cons), NW1 0HJ | - B00044 |
| ▪ 1-9 Conisborough (Cons), NW1 0BP | - B00054 |
| ▪ 1-18 Darfield (Cons), NW1 0BN | - B00045 |
| ▪ 1-34 Goldthorpe (Cons), NW1 0HH | - B00046 |
| ▪ 1-10 Marr (Cons), NW1 0HE | - B00048 |
| ▪ 1-66 Mexborough, NW1 0BL | - B00049 |
| ▪ 1-18 Ravenscar (Cons), NW1 0HD | - B00050 |
| ▪ 1-18 Thurnscoe (Cons), NW1 0HD | - B00051 |
| ▪ 1-18 Warmsworth (Cons), NW1 0HN | - B00053 |

Final accounts for this contract will only be issued once the defects liability period has ended and Camden has audited the final account, and has agreed that the work was completed to a satisfactory level.

If you would like to discuss this letter and the information it contains, please do not hesitate to contact me on 020 7974 2813.

Yours faithfully,

Harry Odoi
Capital Service Charge Officer
capitalservices@camden.gov.uk

The Leaseholder(s)
Flat 4
Goldthrop
Camden Street
London
NW1 0HH

Dear Leaseholder(s)

Unit: Flat 4 Goldthrop, Camden Street, London, NW1 0HH

Please find enclosed your Section 20B Notice under the Landlord and Tenant Act 1985 (as amended).

The contract for this notice is integrated Reception Systems, and Associated Works.

Under the terms of your contract, the first payment for a contract is due...

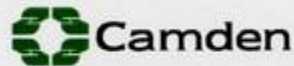
Under the terms of your contract, the first payment for a contract is due...

Therefore the purpose of this Section 20B Notice is to inform you of the contract cost every 12 months, so that you can be prepared to pay the amount in your next contribution to the original estimate.

Please note that the amount of the Section 20B Notice is subject to the contract, and not just your block.

I have listed the properties involved in the contract below:

- * 1-22 Bayswater (Cont), NW1 0HL
- * 1-18 Billingsley (Cont), NW1 0HU
- * 1-8 Conisburgh (Cont), NW1 0BP
- * 1-18 Darfield (Cont), NW1 0BN
- * 1-34 Goldthrop (Cont), NW1 0HH
- * 1-10 Mar (Cont), NW1 0HE
- * 1-66 Mexborough, NW1 0BL
- * 1-18 Ravenscar (Cont), NW1 0HD
- * 1-18 Thimbleton (Cont), NW1 0HD
- * 1-18 Wainwright (Cont), NW1 0HH



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The Leaseholder(s)

Goldthorpe
Camden Street
London
NW1 0HH

**Notice under Section 20B Landlord and Tenant Act 1985
(As amended)**

Unit: Goldthorpe, Camden Street, London, NW1 0HH

Further to the Section 20 Notice issued to you on 7th February 2007 please note that in accordance with Section 20B of the Landlord and Tenant Act 1985, (as amended), the Council wishes to inform you that it has currently incurred costs of **£44,304.60** for the above contract. The original estimated cost for this contract was **£85,470.00**. Therefore your estimated contribution remains at **£403.96**.

As set out in your Section 20 Notice, you will be expected to contribute towards this cost, together with the relevant supervision and management fees.

Yours sincerely

A handwritten signature in black ink, appearing to read "H. Odoi", written over a faint circular stamp.

Harry Odoi
Capital Service Charge Officer
capitalservices@camden.gov.uk