

Return to
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Home Ownership Services
London Borough of Camden
28-30 Theobalds Road
London WC1X 8NX
Tel 020 7278 4444 Ext
Fax 020 7974 6327

Date
Your reference 21ST June 2002
Our reference HOU/HOS/FM – 02/030
Enquiries to Fiona Mountfort Ext 3625

The Leaseholder
4 Goldthorpe
Camden Street
London
NW1

Delivered by Hand

Dear The Leaseholder,

STATUTORY NOTICE:
Section 20 Landlord and Tenant Act 1985 (as amended) Curnock Street
Phase 2 – External Repairs and Decorations

In accordance with the terms of your lease:

⇒ The Council, as freeholder of your block, is responsible for repairs to the block and estate. However as the leaseholder you are liable to contribute towards the costs in a fair and equitable manner.

Furthermore, in accordance with Section 20 of the Landlord & Tenant Act 1985 (as amended):

⇒ The Council must consult you regarding any building works to your block that cost more than £1,000 and for which you are liable to contribute according to the terms of your lease.

If you are in the process of selling your flat please pass a copy of this notice to your Solicitors.

Accordingly, the Council proposes to undertake External Repairs and Redecorations to Goldthorpe. The following blocks are covered under this contract:

Director
Neil Litherland

Hickleton
Conisborough
Ravenscar
Goldthorpe
Barnborough
Mexborough
The Marr
Trimdon

Additional blocks from phase 1 for Digital Door Entry only

Thurnscoe
Billingley
Darsfield
Warmsworth

Tenders

Tenders for the contract were sought from 9 Contractors; copies of each of their estimates are enclosed with this notice. The names of the Contractors and the prices they submitted were:

Amey	No Return
Balfour Beatty	£1,758,055.00
Eldridge Bexley	£2,671,808.00
Lenguard	£1,862,766.00
Lovell	No Return
Makers UK Limited	£1,861,163.64
Mansell Ltd	£2,047,777.00
Wates Construction	No Return
William Verry	£1,874,934.00

The Council is pleased with the estimate from **Makers UK Limited** which it believes to be a competitive tender. Subject to this consultation exercise the Council plans to proceed with the lowest tender from **Makers UK Limited**.

Copies of the full priced specification are also available for inspection by appointment in the offices of the Home Ownership Service.

Description of Works

The proposed contract will include the following works to your block:

Replacement of Doors and Windows, Concrete Repairs, Balcony Repairs and Replacement, Garden Screens, Door Entry Systems, Security Work to Car Park, External Redecoration and Additional Associated Works.

Cost of Works to Individual Leaseholders

Not all of the works being carried out can be recharged to you under the terms of your lease. Attached to this notice is a breakdown of the works and costs to your block. Your rechargeable block cost does not include any works listed in the tenant only column.

The full contract sum of £1,861,163.64 covers all of the blocks within the contract. The blocks covered within this contract are:

Estate	Estate Cost	Rechargeable Estate Cost
Estate Works	£53,282.48	£0.00

Block	Block Cost	Entry Phone Cost	Garden Dividers	Rechargeable Block Cost
Hickleton	£187,782.57	£12,111.88	£4,568.99	£164,721.48
Conisborough	£112,021.12	£0.00	£3,807.49	£105,246.95
Ravenscar	£169,346.20	£11,769.76	£4,188.24	£147,628.63
Goldthorpe	£314,216.02	£20,771.04	£7,614.98	£275,105.27
Barnborough	£191,714.09	£12,513.44	£4,949.74	£167,250.05
Mexborough	£343,387.11	£24,820.36	£4,949.74	£239,965.76
The Marr	£143,154.56	£12,891.63	£0.00	£89,969.54
Trimdon	299,181.03	£20,429.07	£7,234.23	£261,413.64
Thurnscoe		£11,769.76		
Billingley		£11,769.76		
Darfield		£11,769.76		
Warmsworth		£11,769.76		
		£162,386.20	£37,313.39	£1,451,301.32

To calculate your contribution towards the block works Camden uses the Gross value of each property to apportion the costs of the works among the block fairly. The Gross Value is set by the District Valuer and is based upon the size of your flat.

$$\frac{\text{GV of 4 Goldthorpe}}{\text{TGV of Goldthorpe}} \times \text{£275,105.27} = \text{£8,035.42}$$

465
15920

To calculate your contribution towards the door entryphone system Camden divides the cost of the work by the number of units in your block to apportion the cost fairly. There are 34 units in your block. Therefore your contribution will be:

$$1 \text{ divided by } 34 \times \text{£}20,771.04 = \text{£}610.91$$

The cost of the garden dividers has been divided amongst the ground floor units of the block only. There are ground floor units in your block. Therefore your contribution will be:

$$1 \text{ divided by } x =$$

Your contribution towards these all these works is therefore £8,646.33. You will also be charged a supervision fee of 4.98% (£430.59) and a management fee of 10% (£864.63) giving your total estimated contribution of **£9,941.550**.

- ⇒ The supervision fees are charged by the Consultant for preparing the specification, carrying out the tender process, supervising the Contractor, and preparing the Final Account. It forms part of the contract cost and is charged as a percentage of the leaseholders contribution.
- ⇒ Management fees are charged in accordance with the lease, at 10% of the leaseholders contribution. They cover the cost of the Home Ownership Service in carrying out Section 20 consultation, answering observations from leaseholders and preparing and managing the service charge accounts. It also covers the cost of other sections within Camden (for example Renewals), where they are involved with the contract.

Please note: this letter is not an invoice. If the work proceeds, you will be charged your estimated contribution as part of your annual service charge for 2002/2003 which is due to be issued in October 2002. When the Final Account is available your contribution will be adjusted

Repayment of Service Charges

The Council recognises the difficulties faced by some leaseholders who receive service charge bills arising from major works programmes. Various options are available to repay this type of charge:

1. You could approach your bank for a loan
2. You can apply to the bank or building society for an extension of your mortgage
3. You may be able to apply for a 10 month instalment plan, without incurring extra interest charges. If you are interested in this option you should contact

the Capital Collections Team (Home Ownership Services) on receipt of your invoice.

4. You may be entitled to a service charge loan from the Council. This allows you to repay major works bills over a longer period of time, dependant on the cost of the works. If you choose to pay by this method, a mortgage is taken on your property which is repayable at a variable rate of interest.

Observations

Camden invites any observations you may wish to make on the works. Observations should be addressed to:

Fiona Mountfort
Home Ownership Service (Capital Works Group)
28/30 Theobalds Road
London
WC1 8NX

and should arrive no later than **22nd July 2002**. To assist you in making your observations you will find a pre-addressed pro forma attached to this letter. I would ask you to sign and date the pro-forma, and return it to me even if you have no observations to make.

If you have any queries regarding this letter please do not hesitate to contact Fiona Mountfort on 020 7974 3625.

Yours sincerely

Fiona Mountfort

Fiona Mountfort
Home Ownership Service
Capital Works Group
Fiona.mountfort@camden.gov.uk

Handwritten initials/signature

LONDON BOROUGH OF CAMDEN

CURNOCK STREET ESTATE REFURBISHMENT CHH6 2263- REPLACEMENT WINDOWS, EXTERNAL REDECORATION INCLUDING ASSOCIATED REPAIR WORKS,

FORM OF TENDER

To carry out : Window and Door replacement, external redecoration and repair works, including concrete repairs and door entry systems, to Curnock Street Estate, Plender Street NW1
To: The Mayor and Burgesses of the London Borough of Camden

I/We _____

carrying on business at _____

MANSELL CONSTRUCTION SERVICES LTD
ROMAN HOUSE
263/269 CITY ROAD
LONDON
EC1V 1JX
TEL: 020 7490 1220

hereby offer and undertake on the acceptance of this tender to carry out the replacement of windows and doors, external redecoration and various repairs Curnock Street Estate, Plender Street NW1 (Camden Reference CHH6 2263) and subject to the provisions of the accompanying Articles of Agreement and Conditions of Contract, and to provide all work, materials, plant and labour which may be required to meet all of my/our obligations under the Contract

Having carefully examined the Contract Conditions, Specification and Drawing (if applicable) relating to the proposed Works referred to above hereby offer and agree to carry out the said Works on a firm price basis in accordance with these documents the terms of all of which documents we agree to be bound by for the sum of:

£ 2,047,777.00 (*Two million and forty seven thousand Seven hundred and Seventy seven pounds.*)

I/We agree and undertake that if this Tender is accepted I/We will not save as expressly provided in the Conditions of Contract, be entitled to and will not withdraw the above offer and undertaking and will subject to and in accordance with the Conditions of Contract and the other accompanying documents mentioned herein above carry out the Works.

I/We confirm that I/we have undertaken a site visit and ascertained and accounted for all and any relevant factors that have or may effect the submission and value of our/my tender.

I/We agree that the insertion by me/us of any conditions qualifying this Tender or any unauthorised alteration to any of the tender documents shall not affect the Articles of Agreement, the Conditions of Contract or any other of the documents accompanying the Instructions for Tender and may cause the tender to be rejected.

If my/our Tender is accepted and you require a Bond and/or a Parent Company Guarantee in relation to any contract I/We will at my/our expense obtain within 14 days of your acceptance such Bond in a sum of 10% (ten percent) of the Contract Sum for the contract to which it relates under the terms of a Bond in the form contained in the Tendering Schedules of such insurance company, bank or other financial institution as may be acceptable to you and/or the Guarantee of my/our Parent Company in the form contained in the Tendering Schedule to be jointly and severally bound with me/us for the due performance of the Contract and shall provide that Bond and/or Guarantee to the Council prior to the commencement of the Contract Period.

Bond Premium £ 1760.00 (if applicable)

I/We agree that this Tender shall remain open for acceptance by you and shall not be withdrawn for a period of SIX calendar months from the last date specified for receipt thereof.

And I/We further undertake to execute the formal Contract/s under seal in the form of the Articles of Agreement to be prepared at your expense for the proper and complete fulfilment of the Contract/s.

Goldthorpe

Prelims	125,733.00	
Provisionals	28,935.00	Prov sum is made up of 3.1&18.1
Contingency Sum	100,000.00	
Measured Works	1,606,495.64	
Total	1,861,163.64	

Specification Item	Block	Structural	Decorations	Windows	Door Entry System	Garden Dividers	Tenanted	Total	Description of Works
2.1	23,901.00	23,901.00						23,901.00	Scaffolding
2.2	1,210.00	1,210.00						1,210.00	PS - Alarm for Scaffolding
3.8	1,481.00	1,481.00						1,481.00	Supply and fit new security door-set to roof access room
3.11	168,768.76			168,768.76				168,768.76	Replacement of Wondows and Doors
4.2	14,257.86			14,257.86				14,257.86	Supply and fix to access decks & stairwells, new windows
4.3	3,009.32	3,009.32						3,009.32	Repairs and renewal of asphalte detail to balcony and stairwell
5.2	6,573.00					6,573.00		6,573.00	Rear Garden Dividers
6	3,740.00	3,740.00						3,740.00	Refurbishment of railings to rear elevation of blocks
7	908.04		908.04					908.04	Blocking up void beneath ground floor common stairway
8	5,073.62		5,073.62					5,073.62	Concrete repairs and associated Works
8	1,525.38		1,525.38					1,525.38	PS - Concrete repairs and associated works
9	500.00		500.00					500.00	Repointing brick works
10.1	604.90		604.90					604.90	Waterproof existing movement joints to all elevations
10.2	2,232.00		2,232.00					2,232.00	Rake out the existing joints and form new sealant joint
11.1	60.00	60.00						60.00	rod existing gullies to bin room on ground floor
11.2	0.00							0.00	Carry out additional clearance and repairs to drainage system
12.1	713.00			713.00				713.00	Remove rust spots to bare metal and spot prime
12.2	493.00			493.00				493.00	Remove rust spots to bare metal and spot prime
12.3	1,737.00			1,737.00				1,737.00	Rub down surfaces, prepare and decorate all previously painted timber
12.4	1,555.00			1,555.00				1,555.00	wash down surfaces, remove flaking deposits, decorate all previously masonry to stairwells
12.5	0.00			0.00				0.00	Rub down surfaces, prepare and decorate all previously painted timber
12.6	347.00			347.00				347.00	Window and door heads are cleaned off and primed and painted
12.8	2,527.00			2,527.00				2,527.00	provide and apply an anti carb coating to all exposed fair faced concrete surfaces
12.9	2,418.00			2,418.00				2,418.00	provide and apply clear waterproof to all exposed aggregate faced concrete surfaces
13.1	17,928.88				17,928.88			17,928.88	Digital controlled telephone operated door entry system
14	8,721.68						8,721.68	8,721.68	Window fans to bathrooms
15	385.56						385.56	385.56	Overhaul of window fans to kitchens
17.1	150.00						150.00	150.00	Miscell Items
17.4	400.00		400.00					400.00	Cut out existings spalling and replace with new engineering bricks
Totals	271,221.00	33,401.32	11,243.94	9,790.00	183,026.62	17,928.88	6,573.00	9,257.24	271,221.00
Prelims	21,227.22	2,614.17	880.01	766.22	14,324.65	1,403.21	514.44	724.52	21,227.22
Provisionals	4,885.03	601.60	202.52	176.33	3,296.54	322.92	118.39	166.73	4,885.03
Contingencies	16,882.77	2,079.14	699.90	609.40	11,392.91	1,116.02	409.15	576.24	16,882.77
Totals	314,216.02	38,696.23	13,026.37	11,341.95	212,040.72	20,771.04	7,614.98	10,724.73	314,216.02

Unless and until [a] formal Contract/s is/are prepared and executed, this Tender together with your acceptance in writing shall constitute [a] binding contract/s between us, from the date stated in the letter of acceptance.

I/We declare and undertake that the details of this Tender have not been and will not be communicated to any other person or adjusted in accordance with any agreement or arrangement with any other person, firm or company. I/We also certify that I/we am/are not a party to a scheme or arrangement under which any other tenderer was reimbursed any part of its or her tender cost.

I/We acknowledge that the issuing of Tender Documents to me/us did not amount to any form of offer for any purpose and that you are not contractually bound to consider this Tender.

I/We acknowledge that you are not bound to accept the lowest or any tender you may receive.

I/We certify that this is a bona fide tender.

Signed by or on behalf of the Tenderer [a]

(1) Liam Duffy

(print name(s) in full and, in the case of a company, position held by each signatory)

(2) LIAM DUFFY (Managing Director)

Date

6th Feb. 2002.

Name, address and telephone number of person, firm or company

MANSELL CONSTRUCTION SERVICES LTD
ROMAN HOUSE
263/269 CITY ROAD
LONDON
EC1V 1JX
TEL: 020 7490 1220

(In the case of a company)

Registered Office

(in the case of a subsidiary company as defined above)

Name, address and telephone number of holding Company

Registered Office of holding Company

Footnote [a] Please see paragraph 1.7.2 of the Instructions to Tenderers for details of signatories required.

LONDON BOROUGH OF CAMDEN

CURNOCK STREET ESTATE REFURBISHMENT CHH6 2263- REPLACEMENT WINDOWS, EXTERNAL REDECORATION INCLUDING ASSOCIATED REPAIR WORKS,

FORM OF TENDER

Handwritten scribble and initials 'AM' on the right margin.

To carry out : Window and Door replacement, external redecoration and repair works, including concrete repairs and door entry systems, to Curnock Street Estate, Plender Street NW1
To: The Mayor and Burgesses of the London Borough of Camden

We MAKERS UK LTD

carrying on business at CHURCH STREET,
SANTRY, HUNTINGDON,
CAMBS PE 28 5SZ

hereby offer and undertake on the acceptance of this tender to carry out the replacement of windows and doors, external redecoration and various repairs Curnock Street Estate, Plender Street NW1 (Camden Reference CHH6 2263) and subject to the provisions of the accompanying Articles of Agreement and Conditions of Contract, and to provide all work, materials, plant and labour which may be required to meet all of my/our obligations under the Contract

Having carefully examined the Contract Conditions, Specification and Drawing (if applicable) relating to the proposed Works referred to above hereby offer and agree to carry out the said Works on a firm price basis in accordance with these documents the terms of all of which documents we agree to be bound by for the sum of:

ONE MILLION EIGHT HUNDRED AND SIXTY ONE THOUSAND ONE HUNDRED AND SIXTY THREE POUNDS AND

£ 1,861,163.64 (SIXTY FOUR PENCE words)

We agree and undertake that if this Tender is accepted we will not save as expressly provided in the Conditions of Contract, be entitled to and will not withdraw the above offer and undertaking and will subject to and in accordance with the Conditions of Contract and the other accompanying documents mentioned herein above carry out the Works.

We confirm that we have undertaken a site visit and ascertained and accounted for all and any relevant factors that have or may effect the submission and value of our tender.

We agree that the insertion by me/us of any conditions qualifying this Tender or any unauthorised alteration to any of the tender documents shall not affect the Articles of Agreement, the Conditions of Contract or any other of the documents accompanying the Instructions for Tender and may cause the tender to be rejected.

If our Tender is accepted and you require a Bond and/or a Parent Company Guarantee in relation to any contract we will at our expense obtain within 14 days of your acceptance such Bond in a sum of 10% (ten percent) of the Contract Sum for the contract to which it relates under the terms of a Bond in the form contained in the Tendering Schedules of such insurance company, bank or other financial institution as may be acceptable to you and/or the Guarantee of our Parent Company in the form contained in the Tendering Schedule to be jointly and severally bound with me/us for the due performance of the Contract and shall provide that Bond and/or Guarantee to the Council prior to the commencement of the Contract Period.

Bond Premium £ 1955.00 (if applicable)

We agree that this Tender shall remain open for acceptance by you and shall not be withdrawn for a period of SIX calendar months from the last date specified for receipt thereof.

And we further undertake to execute the formal Contract/s under seal in the form of the Articles of Agreement to be prepared at your expense for the proper and complete fulfilment of the Contract/s.

Unless and until [a] formal Contract/s is/are prepared and executed, this Tender together with your acceptance in writing shall constitute [a] binding contract/s between us, from the date stated in the letter of acceptance.

We declare and undertake that the details of this Tender have not been and will not be communicated to any other person or adjusted in accordance with any agreement or arrangement with any other person, firm or company. We also certify that ~~we are~~ we are not a party to a scheme or arrangement under which any other tenderer was reimbursed any part of its or her tender cost.

We acknowledge that the issuing of Tender Documents to ~~me/us~~ us did not amount to any form of offer for any purpose and that you are not contractually bound to consider this Tender.

We acknowledge that you are not bound to accept the lowest or any tender you may receive.

We certify that this is a bona fide tender.

Signed by or on behalf of the Tenderer [a]

(1) 

NICHOLAS ASH

REGIONAL DIRECTOR

(print name(s) in full and, in the case of a company, position held by each signatory)

(2) 

MICHAEL DARBY

MARKETING DIRECTOR

Date

5/2/02

Name, address and telephone number of person, firm or company

MAKERS UK LTD

CHURCH STREET,

SAWTRY HUNTINGDON

CAMBS PE 29 5SZ

01487 832222

(In the case of a company)

OXFORD ROAD

Registered Office

RYTON ON DUNSMORE

COVENTRY CV8 3EQ

(in the case of a subsidiary company as defined above)

Name, address and telephone number of holding Company

MAKERS HOLDINGS LTD

OXFORD ROAD

RYTON ON DUNSMORE

COVENTRY CV8 3EQ

Registered Office of holding Company

AS ABOVE

Footnote [a] Please see paragraph 1.7.2 of the Instructions to Tenderers for details of signatories required.

LONDON BOROUGH OF CAMDEN

CURNOCK STREET ESTATE REFURBISHMENT CHH6 2263- REPLACEMENT WINDOWS,
EXTERNAL REDECORATION INCLUDING ASSOCIATED REPAIR WORKS,

Handwritten initials: CHH

FORM OF TENDER

To carry out : Window and Door replacement, external redecoration and repair works, including concrete repairs and door entry systems, to Curnock Street Estate, Plender Street NW1
To: The Mayor and Burgesses of the London Borough of Camden

I/We ELDRIDGE BEXLEY LIMITED

carrying on business at

173, COLSDON ROAD
CATERHAM
SURREY CR3 5NU.

hereby offer and undertake on the acceptance of this tender to carry out the replacement of windows and doors, external redecoration and various repairs Curnock Street Estate, Plender Street NW1 (Camden Reference CHH6 2263) and subject to the provisions of the accompanying Articles of Agreement and Conditions of Contract, and to provide all work, materials, plant and labour which may be required to meet all of my/our obligations under the Contract

Having carefully examined the Contract Conditions, Specification and Drawing (if applicable) relating to the proposed Works referred to above hereby offer and agree to carry out the said Works on a firm price basis in accordance with these documents the terms of all of which documents we agree to be bound by for the sum of:

£ 2,761,828.00 (TWO MILLION SEVEN HUNDRED words)
AND SIXTY ONE THOUSAND EIGHT HUNDRED AND EIGHTEEN POUNDS ONLY.

I/We agree and undertake that if this Tender is accepted I/We will not save as expressly provided in the Conditions of Contract, be entitled to and will not withdraw the above offer and undertaking and will subject to and in accordance with the Conditions of Contract and the other accompanying documents mentioned herein above carry out the Works.

I/We confirm that I/we have undertaken a site visit and ascertained and accounted for all and any relevant factors that have or may effect the submission and value of our/my tender.

I/We agree that the insertion by me/us of any conditions qualifying this Tender or any unauthorised alteration to any of the tender documents shall not affect the Articles of Agreement, the Conditions of Contract or any other of the documents accompanying the Instructions for Tender and may cause the tender to be rejected.

If my/our Tender is accepted and you require a Bond and/or a Parent Company Guarantee in relation to any contract I/We will at my/our expense obtain within 14 days of your acceptance such Bond in a sum of 10% (ten percent) of the Contract Sum for the contract to which it relates under the terms of a Bond in the form contained in the Tendering Schedules of such insurance company, bank or other financial institution as may be acceptable to you and/or the Guarantee of my/our Parent Company in the form contained in the Tendering Schedule to be jointly and severally bound with me/us for the due performance of the Contract and shall provide that Bond and/or Guarantee to the Council prior to the commencement of the Contract Period.

Bond Premium £ 3,500.00 (if applicable)

I/We agree that this Tender shall remain open for acceptance by you and shall not be withdrawn for a period of SIX calendar months from the last date specified for receipt thereof.

And I/We further undertake to execute the formal Contract/s under seal in the form of the Articles of Agreement to be prepared at your expense for the proper and complete fulfilment of the Contract/s.

Unless and until [a] formal Contract/s is/are prepared and executed, this Tender together with your acceptance in writing shall constitute [a] binding contract/s between us, from the date stated in the letter of acceptance.

I/We declare and undertake that the details of this Tender have not been and will not be communicated to any other person or adjusted in accordance with any agreement or arrangement with any other person, firm or company. I/We also certify that I/we am/are not a party to a scheme or arrangement under which any other tenderer was reimbursed any part of its or her tender cost.

I/We acknowledge that the issuing of Tender Documents to me/us did not amount to any form of offer for any purpose and that you are not contractually bound to consider this Tender.

I/We acknowledge that you are not bound to accept the lowest or any tender you may receive.

I/We certify that this is a bona fide tender.

Signed by or on behalf of the Tenderer
[a]

(1) ADL

(print name(s) in full and, in the
case of a company, position held
by each signatory)

(2) A.S. WELSH
SURVEYING DIRECTOR

Date

4/2/02

Name, address and telephone number
of person, firm or company

ELDRIDGE BEXLEY LTD
173 COLINDON ROAD
CATERHAM
SURREY CR3 5NU.
01883-347833

(In the case of a company)

Registered Office

ADDEPT HOUSE
34A SYDENHAM ROAD
CROYDON SURREY

(in the case of a subsidiary company as defined above)

Name, address and telephone number
of holding Company

~~_____

_____~~

Registered Office of holding Company

Footnote [a] Please see paragraph 1.7.2 of the Instructions to Tenderers for details of signatories required.

Balfour Beatty Construction

Your Ref:

Our Ref: HM/hm/3297/1

Date: 5th February 2002

**Balfour Beatty Construction Limited
Southern Building Division**

Balfour House
Churchfield Road
Walton on Thames
Surrey KT12 2TD

Tel 01932 254254
Fax 01932 229032
DX 80013 Walton on Thames

www.balfourbeattyconstruction.co.uk

The Borough Solicitor
London Borough of Camden
Legal Services
Town Hall
Judd Street
London WC1H 9LP

Dear Sirs

RE: Curnock Street Estate Phase 2 Refurbishment, London, NW1

We have pleasure in submitting our Tender for the above which, together with this letter, forms the basis of our offer and upon which our Tender is based.

There are certain matters contained within your Tender Documentation, which we would welcome the opportunity of discussing and agreeing with you prior to entering into formal contract.

We trust that you will find our Tender of interest and look forward to discussing the project in the near future.

Yours faithfully
BALFOUR BEATTY REFURBISHMENT LIMITED


CLIFF DAVEY
PRE-CONTRACTMANAGER



LONDON BOROUGH OF CAMDEN

CURNOCK STREET ESTATE REFURBISHMENT CHH6 2263- REPLACEMENT WINDOWS,
EXTERNAL REDECORATION INCLUDING ASSOCIATED REPAIR WORKS,

FORM OF TENDER

Handwritten initials: *ML*

To carry out : Window and Door replacement, external redecoration and repair works, including concrete repairs and door entry systems, to Curnock Street Estate, Plender Street NW1
To: The Mayor and Burgesses of the London Borough of Camden

We BALFOUR BEATTY REFURBISHMENT LTD

carrying on business at 78-79 YORK ROAD,
WATERLOO
LONDON SW1.

hereby offer and undertake on the acceptance of this tender to carry out the replacement of windows and doors, external redecoration and various repairs Curnock Street Estate, Plender Street NW1 (Camden Reference CHH6 2263) and subject to the provisions of the accompanying Articles of Agreement and Conditions of Contract, and to provide all work, materials, plant and labour which may be required to meet all of ~~my~~our obligations under the Contract

Having carefully examined the Contract Conditions, Specification and Drawing (if applicable) relating to the proposed Works referred to above hereby offer and agree to carry out the said Works on a firm price basis in accordance with these documents the terms of all of which documents we agree to be bound by for the sum of:

*

£ 1,758,953 (ONE MILLION SEVEN HUNDRED & FIFTY EIGHT THOUSAND NINE HUNDRED AND FIFTY THREE POUNDS words)

We agree and undertake that if this Tender is accepted We will not save as expressly provided in the Conditions of Contract, be entitled to and will not withdraw the above offer and undertaking and will subject to and in accordance with the Conditions of Contract and the other accompanying documents mentioned herein above carry out the Works.

We confirm that we have undertaken a site visit and ascertained and accounted for all and any relevant factors that have or may effect the submission and value of ~~our~~my tender.

We agree that the insertion by ~~me~~us of any conditions qualifying this Tender or any unauthorised alteration to any of the tender documents shall not affect the Articles of Agreement, the Conditions of Contract or any other of the documents accompanying the Instructions for Tender and may cause the tender to be rejected.

If ~~my~~our Tender is accepted and you require a Bond and/or a Parent Company Guarantee in relation to any contract We will at ~~my~~our expense obtain within 14 days of your acceptance such Bond in a sum of 10% (ten percent) of the Contract Sum for the contract to which it relates under the terms of a Bond in the form contained in the Tendering Schedules of such insurance company, bank or other financial institution as may be acceptable to you and/or the Guarantee of ~~my~~our Parent Company in the form contained in the Tendering Schedule to be jointly and severally bound with ~~me~~us for the due performance of the Contract and shall provide that Bond and/or Guarantee to the Council prior to the commencement of the Contract Period.

Bond Premium £ 463 (if applicable)

We agree that this Tender shall remain open for acceptance by you and shall not be withdrawn for a period of SIX calendar months from the last date specified for receipt thereof.

And We further undertake to execute the formal Contract/s under seal in the form of the Articles of Agreement to be prepared at your expense for the proper and complete fulfilment of the Contract/s.

* See Covering Letter

Unless and until [a] formal Contract/s is/are prepared and executed, this Tender together with your acceptance in writing shall constitute [a] binding contract/s between us, from the date stated in the letter of acceptance.

We declare and undertake that the details of this Tender have not been and will not be communicated to any other person or adjusted in accordance with any agreement or arrangement with any other person, firm or company. We also certify that ~~we are~~ we are not a party to a scheme or arrangement under which any other tenderer was reimbursed any part of its or her tender cost.

We acknowledge that the issuing of Tender Documents to me/us did not amount to any form of offer for any purpose and that you are not contractually bound to consider this Tender.

We acknowledge that you are not bound to accept the lowest or any tender you may receive.

We certify that this is a bona fide tender.

Signed by or on behalf of the Tenderer
[a]

(1) 

(print name(s) in full and, in the
case of a company, position held
by each signatory)

(2) C. DAVEY
Pre Contract Manager

Date

14/02/2001

Name, address and telephone number
of person, firm or company

BALFOUR BEATTY RECURSIVEMENT LTD

75-79 YORK ROAD

WATERLOO

LONDON

SE1.

(In the case of a company)

BALFOUR HOUSE,

Registered Office

CHURCHFIELD ROAD

WALTON ON THAMES KT12 2TD

(in the case of a subsidiary company as defined above)

Name, address and telephone number

BALFOUR BEATTY CONSTRUCTION LTD

of holding Company

23, RAUGLSTON TERRACE,

EDINBURGH

EH4 3TN

Registered Office of holding Company

Footnote [a] Please see paragraph 1.7.2 of the Instructions to Tenderers for details of signatories required.

06 February 2002

Capita Property Consultancy
22 Bedford Square
London WC1B 3HH

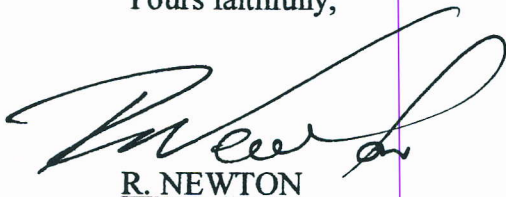
Dear Sir

RE: CURNOCK STREET ESTATE, LONDON NW1, PHASE 2.

Further to your enquiry for works to the above we confirm the following:-

- 1) We have allowed to cut openings within the glazing to the new bathroom and kitchen windows. We have allowed for glass as specified, however this may need to be up-rated to toughened glass to these windows only.
- 2) There may be some discrepancy between the specification quantities of windows given, and that actually required. However, we have based our estimate upon the quantities given within the specification.
- 3) We note your requirement with regard to the use of 'Tor' coatings throughout, and have complied with same.
- 4) We have allowed 200No. 'Proximity card holders' to be issued in connection with the underground car park.
- 5) We have assumed the item of decorating on schedule 15, item 12.6 refers to the internal surfaces of the reveals, heads and cills.

Yours faithfully,



R. NEWTON

Lengard Limited
79 Crossbrook Street
Cheshunt
Hertfordshire EN8 8LU
T 01992 781000
F 01992 781001
E info@lengard.co.uk

Chairman
G P Goddard BSc(Hons)
Directors
MD: S George MBA MCIQB MBIFM
J L Catlin MRICS
T C Wilson Tech RICS
Secretary
T A Smith FCCA

\\Lengard01\Estimating\Bobs Correspondence\curnock street\tender letter.doc

Registered in England
Company No: 813790
Registered Office:
79 Crossbrook Street
Cheshunt
Hertfordshire EN8 8LU
VAT Registration No:
249124463



LONDON BOROUGH OF CAMDEN

CURNOCK STREET ESTATE REFURBISHMENT CHH6 2263- REPLACEMENT WINDOWS,
EXTERNAL REDECORATION INCLUDING ASSOCIATED REPAIR WORKS,

FORM OF TENDER

To carry out : Window and Door replacement, external redecoration and repair works, including concrete repairs and door entry systems, to Curnock Street Estate, Plender Street NW1
To: The Mayor and Burgesses of the London Borough of Camden

I/We _____

carrying on business at _____

LENGARD LTD
BUILDING CONTRACTORS
79 Crossbrook Street
Cheshunt
Hertfordshire
EN8 8LU
Tel : 01992-781000
Fax : 01992-781001

hereby offer and undertake on the acceptance of this tender to carry out the replacement of windows and doors, external redecoration and various repairs Curnock Street Estate, Plender Street NW1 (Camden Reference CHH6 2263) and subject to the provisions of the accompanying Articles of Agreement and Conditions of Contract, and to provide all work, materials, plant and labour which may be required to meet all of my/our obligations under the Contract

Having carefully examined the Contract Conditions, Specification and Drawing (if applicable) relating to the proposed Works referred to above hereby offer and agree to carry out the said Works on a firm price basis in accordance with these documents the terms of all of which documents we agree to be bound by for the sum of:

£1,862,766 (one million eight hundred ^{sixty six} words)
Sixty two thousand seven hundred sixty six.

I/We agree and undertake that if this Tender is accepted I/We will not save as expressly provided in the Conditions of Contract, be entitled to and will not withdraw the above offer and undertaking and will subject to and in accordance with the Conditions of Contract and the other accompanying documents mentioned herein above carry out the Works.

I/We confirm that I/we have undertaken a site visit and ascertained and accounted for all and any relevant factors that have or may effect the submission and value of our/my tender.

I/We agree that the insertion by me/us of any conditions qualifying this Tender or any unauthorised alteration to any of the tender documents shall not affect the Articles of Agreement, the Conditions of Contract or any other of the documents accompanying the Instructions for Tender and may cause the tender to be rejected.

If my/our Tender is accepted and you require a Bond and/or a Parent Company Guarantee in relation to any contract I/We will at my/our expense obtain within 14 days of your acceptance such Bond in a sum of 10% (ten percent) of the Contract Sum for the contract to which it relates under the terms of a Bond in the form contained in the Tendering Schedules of such insurance company, bank or other financial institution as may be acceptable to you and/or the Guarantee of my/our Parent Company in the form contained in the Tendering Schedule to be jointly and severally bound with me/us for the due performance of the Contract and shall provide that Bond and/or Guarantee to the Council prior to the commencement of the Contract Period.

Bond Premium £ 7,200.00 (if applicable) *(not included in above)*

I/We agree that this Tender shall remain open for acceptance by you and shall not be withdrawn for a period of SIX calendar months from the last date specified for receipt thereof.

And I/We further undertake to execute the formal Contract/s under seal in the form of the Articles of Agreement to be prepared at your expense for the proper and complete fulfilment of the Contract/s.

Unless and until [a] formal Contract/s is/are prepared and executed, this Tender together with your acceptance in writing shall constitute [a] binding contract/s between us, from the date stated in the letter of acceptance.

I/We declare and undertake that the details of this Tender have not been and will not be communicated to any other person or adjusted in accordance with any agreement or arrangement with any other person, firm or company. I/We also certify that I/we am/are not a party to a scheme or arrangement under which any other tenderer was reimbursed any part of its or her tender cost.

I/We acknowledge that the issuing of Tender Documents to me/us did not amount to any form of offer for any purpose and that you are not contractually bound to consider this Tender.

I/We acknowledge that you are not bound to accept the lowest or any tender you may receive.

I/We certify that this is a bona fide tender.

Signed by or on behalf of the Tenderer
[a]

(1) 

(print name(s) in full and, in the
case of a company, position held
by each signatory)

(2) R.A. NEWTON
(Senior Estimator)

Date

5/02/02.

Name, address and telephone number
of person, firm or company

LENGARD LTD BUILDING CONTRACTORS 79 Crossbrook Street Cheshunt Hertfordshire EN8 8LU Tel : 01992-781000 Fax : 01992-781001

(In the case of a company)

Registered Office

(in the case of a subsidiary company as defined above)

Name, address and telephone number
of holding Company

Registered Office of holding Company

Footnote [a] Please see paragraph 1.7.2 of the Instructions to Tenderers for details of signatories required.

LONDON BOROUGH OF CAMDEN

CURNOCK STREET ESTATE REFURBISHMENT CHH6 2263- REPLACEMENT WINDOWS,
EXTERNAL REDECORATION INCLUDING ASSOCIATED REPAIR WORKS,

FORM OF TENDER

Handwritten signature and initials.

To carry out : Window and Door replacement, external redecoration and repair works, including concrete repairs and door entry systems, to Curnock Street Estate, Plender Street NW1
To: The Mayor and Burgesses of the London Borough of Camden

I/We WILLIAM JERRY LTD

carrying on business at SCHOOL HOUSE, ST ANNE'S ROW,
LONDON E14 7HN.

hereby offer and undertake on the acceptance of this tender to carry out the replacement of windows and doors, external redecoration and various repairs Curnock Street Estate, Plender Street NW1 (Camden Reference CHH6 2263) and subject to the provisions of the accompanying Articles of Agreement and Conditions of Contract, and to provide all work, materials, plant and labour which may be required to meet all of my/our obligations under the Contract

Having carefully examined the Contract Conditions, Specification and Drawing (if applicable) relating to the proposed Works referred to above hereby offer and agree to carry out the said Works on a firm price basis in accordance with these documents the terms of all of which documents we agree to be bound by for the sum of:

£ 1,874,934-00 (ONE MILLION EIGHT HUNDRED AND SEVENTY FOUR THOUSAND NINE HUNDRED AND THIRTY FOUR POUNDS) words)

I/We agree and undertake that if this Tender is accepted I/We will not save as expressly provided in the Conditions of Contract, be entitled to and will not withdraw the above offer and undertaking and will subject to and in accordance with the Conditions of Contract and the other accompanying documents mentioned herein above carry out the Works.

I/We confirm that I/we have undertaken a site visit and ascertained and accounted for all and any relevant factors that have or may effect the submission and value of our/my tender.

I/We agree that the insertion by me/us of any conditions qualifying this Tender or any unauthorised alteration to any of the tender documents shall not affect the Articles of Agreement, the Conditions of Contract or any other of the documents accompanying the Instructions for Tender and may cause the tender to be rejected.

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Bond Premium £ 5,500-00, (if applicable)

I/We agree that this Tender shall remain open for acceptance by you and shall not be withdrawn for a period of SIX calendar months from the last date specified for receipt thereof.

And I/We further undertake to execute the formal Contract/s under seal in the form of the Articles of Agreement to be prepared at your expense for the proper and complete fulfilment of the Contract/s.

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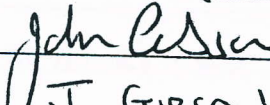
I/We acknowledge that you are not bound to accept the lowest or any tender you may receive.

I/We certify that this is a bona fide tender.

Signed by or on behalf of the Tenderer
[a]

(1) 
D. BROWN (DIRECTOR)

(print name(s) in full and, in the
case of a company, position held
by each signatory)

(2) 
J. GIBSON
CHAIRMAN

Date

6th Feb 2002

Name, address and telephone number
of person, firm or company

WILLIAM VERRY LTD
SCHOOL HOUSE
ST ANNE'S ROAD
LONDON E14 7HN

(In the case of a company)

Registered Office

(in the case of a subsidiary company as defined above)

Name, address and telephone number
of holding Company

Registered Office of holding Company

Footnote [a] Please see paragraph 1.7.2 of the Instructions to Tenderers for details of signatories required.

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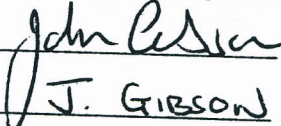
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I/We certify that this is a bona fide tender.

Signed by or on behalf of the Tenderer
[a]

(1) 
D. BROWN (DIRECTOR)

(print name(s) in full and, in the
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(2) 
J. GIBSON
CHAIRMAN.

Date

6th Feb 2002

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of person, firm or company

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(in the case of a subsidiary company as defined above)

Name, address and telephone number
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Registered Office of holding Company

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LONDON BOROUGH OF CAMDEN

CURNOCK STREET ESTATE REFURBISHMENT CHH6 2263- REPLACEMENT WINDOWS,
EXTERNAL REDECORATION INCLUDING ASSOCIATED REPAIR WORKS,

FORM OF TENDER

To carry out : Window and Door replacement, external redecoration and repair works, including concrete repairs and door entry systems, to Curnock Street Estate, Plender Street NW1
To: The Mayor and Burgesses of the London Borough of Camden

I/We WILLIAM JERRY LTD

carrying on business at SCHOOL HOUSE, ST ANNE'S ROW,
LONDON E14 7HN.

hereby offer and undertake on the acceptance of this tender to carry out the replacement of windows and doors, external redecoration and various repairs Curnock Street Estate, Plender Street NW1 (Camden Reference CHH6 2263) and subject to the provisions of the accompanying Articles of Agreement and Conditions of Contract, and to provide all work, materials, plant and labour which may be required to meet all of my/our obligations under the Contract

Having carefully examined the Contract Conditions, Specification and Drawing (if applicable) relating to the proposed Works referred to above hereby offer and agree to carry out the said Works on a firm price basis in accordance with these documents the terms of all of which documents we agree to be bound by for the sum of:

£ 1,874,934-00 (ONE MILLION EIGHT HUNDRED AND SEVENTY FOUR THOUSAND NINE HUNDRED AND THIRTY FOUR POUNDS. words)

I/We agree and undertake that if this Tender is accepted I/We will not save as expressly provided in the Conditions of Contract, be entitled to and will not withdraw the above offer and undertaking and will subject to and in accordance with the Conditions of Contract and the other accompanying documents mentioned herein above carry out the Works.

I/We confirm that I/we have undertaken a site visit and ascertained and accounted for all and any relevant factors that have or may effect the submission and value of our/my tender.

I/We agree that the insertion by me/us of any conditions qualifying this Tender or any unauthorised alteration to any of the tender documents shall not affect the Articles of Agreement, the Conditions of Contract or any other of the documents accompanying the Instructions for Tender and may cause the tender to be rejected.

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Bond Premium £ 5,500-00, (if applicable)

I/We agree that this Tender shall remain open for acceptance by you and shall not be withdrawn for a period of SIX calendar months from the last date specified for receipt thereof.

And I/We further undertake to execute the formal Contract/s under seal in the form of the Articles of Agreement to be prepared at your expense for the proper and complete fulfilment of the Contract/s.

SECTION 20 LANDLORD AND TENANT ACT 1985 (as amended)

Observations

Name: The Leaseholder
Address: 4 Goldthorpe
Contract Reference: 02/030

- I have no observations on the proposed Curnock Street – External Refurbishment (please circle); or
- I wish to make the following observations (please detail below)

Signed _____

Dated _____

Please complete this form and return it, by **22nd July 2002** due, to:
Fiona Mountfort
Home Ownership Service
28/30 Theobalds Road
London
WC1X 8NX