



MITRE HOUSE MANAGEMENT LIMITED

(REPRESENTING THE NINE LEASEHOLD OWNERS OF MITRE HOUSE)

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To all Leaseholders **Mitre House**
124 Kings Road
Chelsea, London, SW3 4TP

Our Ref: Internal & External Redecorations/Section 20_2

Date: **22nd June 2014**

Dear Lessee,

Mitre House Management Limited

STATEMENT OF TENDER IN RELATION TO PROPOSED WORKS OF
INTERNAL & EXTERNAL REDECORATIONS

This notice is given pursuant to the notice of intention to carry out works issued on 13th December 2013. The consultation period in respect of the notice of intention ended on 30th April 2014.

We have now obtained SIX full estimates in respect of the full external & internal redecoration works. The following estimates were all considered by Management. The amount specified in the tenders as the estimated cost of the proposed works is as follows:

All prices incl. VAT & Fees	Externals (approx.)	Internals (approx.)	TOTALS
Reserves on 15 October 2014: approx £98,262.75 (incl. Jun & Sept 2014 Qtrs £5400)			
Venture Construction Southern Ltd	£84,972.12	£31,929.06	£116,901.18
Collins (Contractors) Ltd	£95,951.59	£25,316.03	£117,267.63
A&R Lawrence & Sons Ltd	£81,487.62	£23,531.76	£105,019.38
B&M Coatings Ltd	£105,437.52	£39,042.96	£144,480.48
Bastows Ltd	£130,121.73	£29,957.99	£160,079.72
WADE (Full specs)	£170,202.47	£48,947.84***	£219,150.31
Wade Design Pttrs	(not quoted for)	£60,000*	Internals Only
Mitre House Management Ltd	(not quoted for)	£25,000**	Internals Only

Please note: All quotes are considered approx. until actual works are commenced.

* This internals (only) quote does include some far more extensive works than all others.

** This internals (only) quote does not include some items of others, but is still adequately extensive.

*** Includes £14,906 Super Terrazzo floor clean All estimates obtained are online @ www.mitrehouse.org

Management are contracting with the cheapest tender, A&R Lawrence, for an estimated £105,019.38 inclusive for Internals & Externals commencing 1st September 2014 for approx 14 weeks max.

Management will advise final additional amounts due from Lessees over and above normal quarters, which are presently approximated/estimated at around £2000 per Lessee depending on full final costs & fees.

We did receive within the consultation period ending 30th April & 21st June written observations in relation to the various tenders received (See **Note 3** below followed by a Summary of Observations).

Yours sincerely

Mitre House Management Limited



MAINTAINING MITRE HOUSE

DIRECTORS • PAUL BROWN-CONSTABLE • SEGAR KARUPIAH • DIMA INTERNATIONAL LIMITED • MICHELE SIGG HILLGARTH
REG. OFFICE • PETERDEN HOUSE • 1A LEIGHTON ROAD • LONDON W13 9EL • REGISTERED NO. 7731341 • ENGLAND

Notes For Statement Of Estimates In Relation To Proposed Works

1. The landlord is required to select at least two estimates in respect of the matters described in a notice of intention. At least one of the estimates must be from a person wholly unconnected with the landlord. Where an estimate has been obtained from a person nominated by leaseholders, that estimate must be among those set out in the statement of estimates.
2. Where a notice specifies a place and hours for inspection:
 - a) The place and hours so specified must be reasonable; and
 - b) Copies of the estimates must be available for inspection, free of charge, at that place and during those hours. If facilities to enable copies to be taken are not made available at the times at which the estimates may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the estimates.
3. Where a landlord has received written observations within a consultation period in relation to a notice of intention of proposed works, he is required to summarise the observations and respond to them in a notice of his reasons for making the agreement, or specify the place and hours at which that summary and response may be inspected.

Brief Summary Of Observations received

re: Section 20 Notice_2 STATEMENT OF TENDER IN RELATION TO PROPOSED WORKS OF INTERNAL & EXTERNAL REDECORATIONS dated 25th March 2014

Flats 3, 5 and 9

disagreed with everything as proposed, specifically wishing to adopt what Management considered an unaffordable budget in excess of £60,000 for Internals and insisting on Management also sourcing a quote from their preferred contractor, WADE (which we did) for both the Internals & Externals based on exact same specifications as all other tenders to date. They also do not agree to progressing the works for Internals & Externals concurrently.

Correspondence & Content & Comment from Flats 3, 5 and 9 is almost identical in every respect.

No comment whatsoever from Flats 1, 4 and 8

Flats 2, 6 and 7 agree 100% with the proposals as outlined in the initial Section 20 (No to additional funding)

Consequently, Management are recommending the cheapest of all tenders received, namely A&R Lawrence without further discussion, and to commence both the internals and externals on 1st September 2014 for a period of approx. 14 weeks max.

It should be noted that additional funding will be required from Lessees in the region of £2000 EACH to fund A&R Lawrence's £105,019.38 budget with only £98,262.75 in Reserves on approx 15th October 2014 so long as ALL Lessees have paid their June & September Quarter's Demands by return.

Further comment from Flats 1, 3, 5, 8 & 9 on 19th & 20th June insisted that Management's additional tender, Benitor, was invalid due to various reasons and A&R Lawrence be adopted.

As such, Management happily complied and agreed to invalidate Benitor's cheapest quote in favour of A&R Lawrence as cheapest tender/quote as previously indicated to Lessees on 27th May 2014