

Our Ref: 461-01/Fire Wks
Your Ref:



4th Floor
192-198 Vauxhall Bridge Road
London SW1V 1DX

T 020 7932 8500
E enquiries@dngbm.co.uk
W www.dngbm.co.uk

Mr P Brown-Constable
Flat 7 - Mitre House
124 Kings Road
London
SW3 4TP

Dear Mr P Brown-Constable

NOTICE OF INTENTION TO CARRY OUT QUALIFYING WORKS UNDER SECTION 20 OF THE LANDLORD AND TENANT ACT 1985 (AS AMENDED)

To all leaseholders of Mitre House;

It is the intention of Mitre House Management Company (2017) Limited to enter into an agreement to carry out works in respect of which we are required to consult leaseholders (*see Note 1 below*).

Proposed works

The works to be carried out under the agreement are as follows:

- Upgrading or replacement of apartment front doors and associated works to maintain appropriate fire safety and compartmentation between apartments and common areas of the building
- upgrading or replacement of flats' fire resisting panelling and glass where appropriate
- Upgrading or replacement of communal doors and associated works to ensure appropriate fire safety and compartmentation protection within common areas in the building
- Any other associated works to maintain compliance with fire safety legislative requirements (*See Note 2 below*).

We consider it necessary to carry out the works to ensure that fire safety requirements in the building are met and to comply with the recommendations as set out by the retained fire risk assessors and fire engineers.

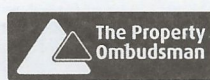
Fire Door upgrade/ replacement

The work relates to fire door replacement of apartment front doors and common parts doors.

The costs of common part doors will be met centrally from the Mitre House reserve fund.

The costs of work to individual flats (namely upgrading / replacement of front flat doors and panelling) will fall to the individual leaseholder concerned; however within the specification these costs will be scheduled out per door in order that a bespoke quotation per flat can be provided and these will be circulated to leaseholders in due course.

We invite you to make written observations in relation to the proposed works by sending them to Mitre House Management Company (2017) Limited c/o D&GBM, 4th Floor, 192/ 198 Vauxhall Bridge Road, London SW1V 1DX. Observations must be made within the consultation period of 30 days from the date of this notice. The consultation period will end on **19th May 2025** (*see Note 3 below*).

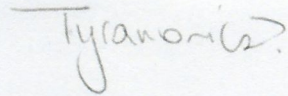


D&G Block Management Limited trading as D&GBM
Registered Office:
4th Floor, 192-198 Vauxhall Bridge Road
London SW1V 1DX
Registered in England No. 06490644
VAT Registration No. 258 9253 63
Regulated by RICS

We also invite you to propose, within 30 days from the date of this notice, the name of a person from whom we should try to obtain an estimate for the carrying out of the proposed works described in paragraph 2 above (*see Note 4 below*).

Future communications relating to the subject matter of the notice should be sent to the address above.

Yours sincerely



Izabella Tyranowicz
Senior Property Manager
D&GBM
T: 0207 932 8515
E: ityranowicz@dngbm.co.uk

Notice Dated: 17th April 2025

Duly Authorised Agent of Mitre House Management Company (2017) Limited

Notes

1. Section 20 of the Landlord and Tenant Act 1985 (as amended) ('the 1985 Act') provides that a landlord (as defined by Section 30 of the 1985 Act) must consult leaseholders who are required under the terms of their leases to contribute (by payment of service charges) to costs incurred under qualifying works, where the contribution of any one leaseholder will exceed £250. 'Qualifying works' are defined by Section 20ZA of the 1985 Act.
2. Where a notice specifies a place and hours for inspection:
 1. the place and hours so specified must be reasonable; and
 2. a description of the proposed works 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 description may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the description.
3. The landlord has a duty to have regard to written observations made within the consultation period by any leaseholder or recognised tenants' association. 'Recognised tenants' association' is defined by Section 29 of the 1985 Act.
4.
 1. Where a single nomination is made by a recognised tenants association (whether or not a nomination is made by any leaseholder), the landlord shall try to obtain an estimate from the nominated person.
 2. Where a single nomination is made by only one leaseholder (whether or not a nomination is made by a recognised tenants' association), the landlord shall try to obtain an estimate from the nominated person.
 3. Where a single nomination is made by more than one leaseholder (whether or not a nomination is made by a recognised tenants' association), the landlord shall try to obtain an estimate:
 - i. from the person who received the most nominations; or
 - ii. if there is no such person, but two (or more) persons received the same number of nominations, being a number in excess of the nominations received by any other person, from one of those two (or more) persons; or
 - iii. in any other case, from any nominated person.
 4. Where more than one nomination is made by any leaseholder and more than one nomination is made by a recognised tenants' association, the landlord shall try to obtain an estimate
 - i. from at least one person nominated by a leaseholder; and
 - ii. from at least one person nominated by the association, other than a person from whom an estimate is sought as mentioned in paragraph (a).