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

Date: 16th February 2022

To all leaseholders of Mitre House, 124 Kings Road, London, SW3 4TP.

Dear Mr Brown-Constable

Flat 7 Mitre House Mitre House: Statement of Estimates in Relation to the Proposed Works Internal Refurbishment & Associated Works

1. This notice is given pursuant to the notice of intention to carry out works issued on 15th November 2021. The consultation period in respect of the notice of intention ended on 17th December 2021.
2. We have now obtained estimates in respect of the works to be carried out. We have selected 3 estimates from which to make the final choice of contractor.
3. The amount specified in the selected estimates as the estimated cost of the proposed works is as follows:

	COLLINS	P J HARTE	STORM
Total	£128,486.20	£110,027.92	£150,322.70
Contingencies	£12,848.62	£11,002.79	£15,032.27
Preliminaries	£8,650.00	£12,306.00	£23,990.00
Total To Form of Tender (£)	£149,984.82	£133,336.71	£189,344.97
Faraday's Fees @ 9%	£13,498.63	£12,000.30	£17,041.05
HML Admin Fee	£620.00	£620.00	£620.00
Sub Total	£164,103.45	£145,957.02	£207,006.02
Vat @ 20%	£32,820.69	£29,191.40	£41,401.20
Project Total	£196,924.14	£175,148.42	£248,407.22

4. All of the estimates obtained may be inspected at the offices of HML PM Ltd, Gillingham House, 38-44 Gillingham Street, London, SW1V 1HU between the hours of 9.30am and 4.30pm by prior appointment only or in the event of the office being closed during normal office hours then please request via email to info.victoria@hmlgroup.com.

Cont/...

Tailored. Local. Personal. Property & Estate Management

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5. We invite you to make written observations in relation to any of the estimates by sending them to HML PM Ltd, Gillingham House, 38-44 Gillingham Street, London, SW1V 1HU.

Observations must be received within the consultation period of 30 days from the date of this notice. The consultation period will end on 22nd March 2022.

The written observations in relation to the notice of intention received during the consultation period may be summarised as follows:

Q. Why are the externals not being dealt with as per the terms of the lease?

A. Our client's response to the observations is: It does not make sense to carry out external works whilst the neighbouring building to the side and rear of Mitre House is being demolished and rebuilt. Further, the current condition of the external areas of the building and roof are still in a good state of repair.

6. Any correspondence relating to this notice, or the proposed works should be sent to HML PM Ltd, Gillingham House, 38-44 Gillingham Street, London, SW1V 1HU.

Yours sincerely

Signed: *Tim Hawkins.*

For and on behalf of HML PM Limited
Duly authorised agent of Mitre House Management Company (2017) Limited



PAUL N. BROWN-CONSTABLE
DESIGN & PROJECT CONSULTANT

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HML PM Ltd
Gillingham House
38-44 Gillingham Street
London SW1V 1HU

14 December 2021 - Sent by **Registered Mail**

Dear Sirs,

Ref: your s.20 Internal Refurbishment Mitre House SW3 Notice dated 15 Nov 2021

Please accept this as my formal response as requested to be made by 17 December 2021

i) I have previously indicated my preferred contractor Collins Contractors which was accepted and confirmed thank you.

ii) I have made clear in multiple emails to our HML Property Manager, Tim Hawkins, that only compliant qualifying works are permitted to be progressed and charged to the Service Charge.

iii) it is noted your s.20 includes non compliant non qualifying new lighting, CCTV and camera intercom?

iv) finally by progressing Internals as opposed to Externals is in breach of Head Lease covenants (**pp10 & 11**) and jeopardises our Building Insurance - and ignores a previous vote by lessees to progress both Internals and Externals concurrently to minimise costs and inconvenience to residents.

All the above observations have been previously advised to all parties concerned.

I would be grateful to receive confirmation of safe receipt please.

Yours faithfully,

Paul Brown-Constable
Flat 7 Mitre House

cc Tim Hawkins via email