

In respect of [REDACTED], Harlow

The Service Charges Consultation Requirements

Dear [REDACTED],

Notice of Estimates for Block 1-54 Mercers, Harlow for the following works:

Roofing and refurbishment works to the block including the following:-

- Preliminaries and associated works
- Scaffolding/access equipment
- Temporary relocation of satellite dishes
- Asbestos cement tiles to roofs and to vertical tiles cladding areas to be removed and disposed.
- Replace pitched roofs throughout, including repairs to roofing timbers, with new battens and pitched roof coverings.
- Replace all flat roofing complete for new bituminous membrane coverings, to form new kerb details.
- Replace vertical tile cladding areas throughout, with new vertical tiled rainscreen clad system.
- Replace horizontal weatherboard cladded areas at mansard roof level, with new rainscreen clad system.
- Upgrade/replace insulation.
- Replace rainwater installations to all roof perimeters.
- Replace upper floor windows, affected my mansard roofs with new double-glazed PVC windows.
- Fire stopping and compartmentation works

This notice is given pursuant to the Notice of Intention to carry out qualifying works issued on 24 July 2023. The consultation period in respect of the Notice of Intention ended on 25 August 2023.

Harlow Council give you notice that estimates have been obtained in respect of the qualifying works to be carried out. We have selected five estimates from which to make the final choice of contractor.

Enclosed is the Paragraph B Statement, which includes five estimates, and a summary of any observations and responses that were made in respect of the Notice of Intention to carry out qualifying works dated 24 July 2023.

Your estimated contribution could be £[REDACTED]. As advised in the Notice of Intention the additional charge of 7.52% for the Contract Administration Fee will be added to the final account, therefore the total estimated contribution including this fee could be £[REDACTED]. This is based on best quality and the most economically tendered price.

You are invited to make written observations in relation to the estimates provided. Should you wish to make any please send these by email to homeownership@harlow.gov.uk, or by post to:

Home Ownership Section
Harlow Council
Civic Centre
The Water Gardens
Harlow
Essex CM20 1WG

Your observations must be received within 30 days of the date of this Notice, **the 30 days ends on 7 April 2025 at 4:45pm**. Any comments received after this date will be responded to, however there will not be able to be considered in relation to the works.

If you would like a copy of the unpriced specification or tender documentation please request this by contacting me on the details above. These documents will be issued in PDF by email, or at request can be posted. This information will be supplied free of charge.

Please note the information contained in the Paragraph B Statement enclosed and any tenders or quotations passed onto you **must not be disclosed** to any third parties. This is to ensure that the process remains fair and impartial.

Harlow Council does appreciate that the cost of Major works can have financial implications to leaseholders and offers various repayment options to help, these can be found at:- <https://www.harlow.gov.uk/housing-and-garages/leaseholders/major-works>. Should you require a copy of the payment options or to discuss the options available to you, please contact the Home Ownership Income Team on 01279 446329.

If you are unsure about any information in this notice or would like an explanation to why it has been sent, please contact me on the details provided below.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'V Summers', with a small dot at the end.

Vicky Summers

Major Works and Dispute Resolution Officer

Tel: 01279 446427 / 446380 / 446381

e-mail: homeownership@harlow.gov.uk

Encs.

Landlords Paragraph B Statement

<u>Block 1-54 Mercers, Harlow</u>	<u>Contractor 1</u>	<u>Contractor 2</u>
1. Name and address of contractor.	Chas Berger Ltd 4th Floor 4 Tabernacle Street London EC2A 4LU	Borras Construction Ltd Unit 1 Salar House Campfield Road St. Albans Herts AL1 5HT
2. Was the contractor nominated by a leaseholder or Recognised Tenants Association?	No	No
3. Estimated cost of the proposed works.	£ [REDACTED]	£ [REDACTED]
<u>Block 1-54 Mercers, Harlow</u>	<u>Contractor 3</u>	<u>Contractor 4</u>
1. Name and address of contractor.	Durkan Ltd 4 Elstree Gate Elstree Way Borehamwood Hertfordshire WD6 1JD	A & E Elkins Ltd A&E House Unit 1A, Industrial Trading Estate Juno Way London SE14 5RW
2. Was the contractor nominated by a leaseholder or Recognised Tenants Association?	No	No
3. Estimated cost of the proposed works.	£ [REDACTED]	£ [REDACTED]

<u>Block 1-54 Mercers, Harlow</u>	<u>Contractor 5</u>	<u>Contractor 6</u>
1. Name and address of contractor.	Niblock Builders Ltd 43-45 Dorset Street London WAU 7NA	HTS (P&E) Ltd
2. Was the contractor nominated by a leaseholder or Recognised Tenants Association?	No	No
3. Estimated cost of the proposed works.	£ [REDACTED]	Declined to tender

NOTICE OF ESTIMATES OBSERVATION SHEET

I would like to make the following observations about the Notice of Estimates to carry out Roofing and refurbishments works to block 1-54 Mercers, Harlow

[illegible]

Name(s):.....

Property Address:.....

Correspondence Address:.....

Contact details :.....

Would like a one-to-one meeting to discuss:-

(please tick one of the boxes)

a. Payment options

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b. The works to be carried out to your block.

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