

**NOTICE OF INTENTION TO ENTER INTO ONE OR MORE QUALIFYING LONG TERM AGREEMENT
UNDER REGULATION 5 (2) OF SCHEDULE 2 TO THE SERVICE CHARGES (CONSULTATION
REQUIREMENTS) (ENGLAND) REGULATIONS 2003**

The Leaseholder

Energy Service Company Contract – Clapham Park

Please Note:

1) If you are not the legal owner of The Property, please forward this Notice and the enclosures to the legal owner as soon as possible.

2) If you are in the process of selling your home, you should give a copy of this Notice and the enclosures to the prospective purchaser.

This Notice is served by Metropolitan Housing Trust Ltd as authorised agent on behalf of: Clapham Park Homes Ltd and Clapham Park Developments Ltd; one of which is your landlord ('the Landlord'). For the purpose of this notice, any reference to 'Metropolitan' or 'Landlord' will denote all the aforementioned companies.

It is the intention of your Landlord to enter into a long-term agreement in respect of which we are required to consult tenants. In accordance with Section 20 of Landlord and Tenant Act 1985 as amended by the Commonhold and Leasehold Reform Act 2002 ('the Act'), landlords are required to give notice to tenants, leaseholders and recognised tenants associations of the landlord's intention to enter into agreements described in the Act as 'qualifying long term agreements'. These are agreements entered into by or on behalf of a landlord for a term of more than 12 months. This would cover the agreement that Metropolitan propose to enter into.

Description of the relevant matters

Your Landlord intends to enter into a Qualifying Long Term Agreement ("the Agreement") with one Energy Supply Company supplier to carry out the following works and or services:

- Adoption of existing district heating services at Clapham Park
- Upgrading of existing plant and equipment where necessary
- Design of future district heating systems for future build on the scheme
- Installation of future district heating systems at Clapham Park
- Management, maintenance, metering and billing of all properties at Clapham Park which are connected to district heating systems

A description of the services and works to be provided under the agreement are contained in the Information to Tender document (ITT). This will be listed week commencing 4th January 2016 at the following web page www.metropolitan.org.uk/customers please select the Leaseholder page and follow the link to the section 20 page. A copy of the ITT will be located under the heading Clapham Park ESCO

Alternatively the ITT may be inspected for 5th January 2016 for the duration of the consultation Monday to Friday between 10am and 4pm at:

Metropolitan Clapham Park, 91 - 93 New Park Road, London, SW2 4AX

Reason for entering into the Agreement

The Landlord considers it necessary to enter into the Agreements to carry out the works under the agreement because we are obligated by the terms of our leases to:

- maintain our buildings and estates,
- carry out these works and services
- ensure compliance with health and safety obligations

The Landlord considers it necessary to enter into the Agreement for services because we believe the Agreement will develop long term security of both supply and price for residents of the Clapham Park regeneration scheme as well as giving cost certainty to the development as it moves forward this includes:

- Fix charges to residents at 10% below the cost of running traditional gas central heating
- Put in place better systems of management and maintenance
- Ensure compliance with new Government regulations on metering heat supplies

Give certainty over the cost of installations on new blocks still to be developed at Clapham Park.

Observations

You are invited to make written observations in relation to the proposed agreement by sending them to: **Jo Hinton, Leasehold Manager, Metropolitan Housing Trust Ltd, PO BOX 10262, Nottingham, NG8 9LE.**

Alternatively, you can email your observations to: *consultation@metropolitan.org.uk*. Please mark emails '*Energy Service Consultation Consultation*'. Observations in any other form will not be accepted this includes oral observations given in person or by telephone. A response form is included for your convenience but please note you do not have to use the form. Observations must be received within the consultation period. The date of this notice is 30 December 2015 and the consultation period will end on 03 February 2016.

Reason you are unable to nominate a contractor.

The reason why you are not invited to propose a person from whom we should try to obtain an estimate is because the proposed works require public advertisement within the Official Journal of the European Union (OJEU). A copy of the Invitation to Tender document and details of the OJEU notice will be available at the following webpage www.metropolitan.org.uk/customers please select the Leaseholder page and follow the link to the section 20 page. A copy of the ITT will be located under the heading Clapham Park ESCO. Should you know of a contractor wishing to tender please direct them to this page on or after 5th January 2016..

Additional Information

An additional information sheet with frequently asked questions accompanies this notice to provide you with further detail that may answer some of your initial queries. This includes a specific sheet including glossary of terminology to assist you in understanding this agreement and what is to be provided.

Contacting Us

Should you wish to discuss the Energy Service Company contract please call us after 4th January 2016 on 020 3535 3535 and ask to speak to **James Shallis**, **alternatively you can email your query to contactus@metropolitan.org.uk marking your email 'CPH ESCO – James Shallis'**



Jo Hinton
Leasehold Manager
Metropolitan Housing Trust Authorised Agent on behalf of Clapham Park Homes

Date of Notice – 30 December 2015

Enc:
Observation response form
Additional Information Booklet – section 20.
Lux Nova Partners Frequently Asked Questions leaflet – Energy Service Company
Language Sheet