

Property Ref

ToThe Leaseholder

Re: Full Property Address

PEST CONTROL CONTRACT

**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**

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 agent on behalf of: Metropolitan Housing Trust Ltd Metropolitan Home Ownership Ltd; Metropolitan Support Trust Ltd; Metropolitan Living Ltd; Spiritagen Ltd; Longsdale Ltd; Clapham Park Homes Ltd; Clapham Park Developments Ltd; Canalside Partnership; Roundshaw Homes Ltd or St Martins Partnership 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 Metropolitan to enter into one or more long-term agreements 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 agreements that Metropolitan propose to enter into.

Description of the relevant matters

Metropolitan intends to enter into one or more Qualifying Long Term Agreements (“the Agreements”) with one or more contractors to carry out the following works and or services to common parts areas of the blocks and estate and within properties where the issue is communal and costs can be recovered through the service charge :

- Pest Control
- Proofing Works for prevention
- Bait and eradication programmes

Reason for entering into the Agreements

Metropolitan consider it necessary to enter into the Agreement because we believe the Agreements will achieve best value for money and develop long term opportunities with contractors to plan work over the longer term to:

- effectively manage contract costs and provide value for money
- develop and co-ordinate adhoc, planned and cyclical pest control
- develop relationships between contractor and residents
- maintain a consistent work force
- provide effective and efficient services to our customers whilst managing our buildings and estates to a desired standard

Observations

You are invited to make written observations in relation to the proposed agreement by sending them to:

**Jo Hinton,
Leasehold Manager,
Metropolitan,
The Grange,
100 High Street,
Southgate,
N14 6PW.**

Alternatively, you can email your observations to: consultation@metropolitan.org.uk. Please mark emails 'Pest Control 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 19 January 2015 and the consultation period will end on 27 February 2015.

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 contract/s require public advertisement within the Official Journal of the European Union (OJEU).

Additional Information

An additional information sheet with frequently asked questions accompany this notice to provide you with further detail that may answer some of your initial queries.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jo Hinton', with a stylized, cursive script.

Jo Hinton
Leasehold Manager
On behalf of Metropolitan Housing Trust

Date of Notice – 19 January 2015

Enc:
Response form
Additional Information Booklet
FAQs – Pest Control