

NOTICE OF PROPOSAL TO ENTER INTO A QUALIFYING LONG TERM AGREEMENT) UNDER SCHEDULE 2 OF THE SERVICE CHARGES (CONSULTATION REQUIREMENTS) (ENGLAND) REGULATIONS 2003

1. This notice is given following the notice of intention to enter into a long-term agreement issued on 13th March 2007.
The consultation period in respect of the notice of intention ended on 12th April 2007.
2. We have now prepared a proposal in respect of the works to be provided under the agreement based on the estimates received, and a copy of the proposal may be inspected at: Clapham Park Homes, 1 Headlam Road, London, SW4 8HP between Monday to Friday and between the hours of 9.30am - 4.30pm
3. The Parties to the proposed agreement are Clapham Park Homes and Durkan Ltd.
4. We invite you to make written observations in relation to the proposals by sending them to: Ursula Brooks, Clapham Park Homes, 1 Headlam Road, London, SW4 8HP. Observations must be received within the consultation period of 30 days from the date of this notice, and the consultation period will end on: 15th June 2008.
5. The written observations in relation to the proposals received during the consultation period are summarised and our responses to them are as follows:

Date Rec'd	Brief Summary of Observations	Response	Decisions
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04.04.07	Finances with regards to Whitley House	16.04.07	Prices will be capped at £10.000 which will be paid after the completion of works.
20.03.07	Communal Staircase	23.03.07	Cleaning up passed to maintenance Section.
20.03.07	Balcony	23.03.07	In principle all blocks will have balconies to ensure that there is sufficient space to do so if a balcony can be accommodated.
20.03.07	Will Connaught cleaning organisation adjacent to Mudie House be relocated	23.03.07	It has not been decided yet what the long term use will be for this area. Once a decision has been made it will be made public.
04.03.07	Why are we paying for works when almost 75% of what you have listed has been carried out mainly in 2002	16.03.08	The works to your block will not be carried out until 2012/13 so therefore will still need to be done. We will survey the blocks before we carry out the work to draw up a more precise specification of works.
16.03.08	Has a survey of windows, screens and doors been carried out. If so please provide a copy. The new secure entrance door does not comply with landlords covenant or service charge recovery. Same with communal TV installation.	23.05.08	There have been test cases with regards to what constitutes a repair or improvement. CPH will be mindful of these when seeking to recharge leaseholders.
19.3.07	Rain water pipes from roof already renewed. Will front door/screens, balcony/rear access door renewed. Want recycle bins next to ordinary bins.	29.3.07	We shall re-address issues around renewal of water pipes nearer the time. New multi locking security doors will be fitted on ground floor. Flats on 1 st floor will not have new front doors. Entryphone after refurb has generally been very good. Recycle bins...will be incorporated into design to be nearer blocks and refuse bins.
4.4.07	Roof works: significant work done on Freeman House roof by LBL in 2003/4 which cost L/H £4000 per L/H ∴ What extra works needs doing now? Communal parts: stairs in poor condition. Stairwell painted in	16.4.07	Works in your block will be carried out in 2010/11 and will be subject to survey to agree proposed specification before works commence. Under the terms of Agreement for the transfer on CPH estate our statutory obligation is to meet decent homes standards, we are

	2003.		obliged to carry out works to blocks within an agreed timeframe. Regarding communal parts, this will also be done.
04.04.07	Description of repairs and works is general. Want description of plans for Whiteley House and how it would affect Leaseholders	16.04.07	We are not obliged at this stage to give a quote for specific works or costs. Awaiting future tendering report when you will receive a breakdown. Your payment will be capped at £10,000 which will be paid after completion of works. Under the terms of Agreement for the transfer on CPH estate our statutory obligation is to meet decent homes standards, we are obliged to carry out works to blocks within an agreed timeframe. This means we are obliged that we are obliged to serve a general first stage notice of Section 151 to all leaseholders of our future intentions.