

The Current Lessee(s)

«ADD_1»

«ADD_2»

«ADD_3»

«ADD_4»

«ADD_5»

Property Reference: «PROP_REF»
Property Address: «PROPERTY_ADDRESS»
Date: 9 February 2024

Dear Current Lessee(s),

Fire Risk Assessment Contracts – please read carefully.

I am writing to tell you the London Borough of Lambeth is proposing to **enter into two new contracts**. As a leaseholder you have the right to be consulted on the proposed contracts. The contracts will be 3 years with the option to extend for a further 2 years.

This letter is **not** advising you require major works to your building and/or estate. **It is consulting you on the proposed contracts only.**

This letter includes two separate Notices of Intention and is the first of two letters in this consultation process that relates to the future service charges which Lambeth may recover from homeowners in respect of the costs of the two contracts. The proposed contracts are:

- Communal Fire Door Programme.
- Fireproofing and Compartmentation Programme.

This is a borough-wide consultation on the proposed contracts only; therefore, we consult with all homeowners. **If your building and/or estate does benefit from these works in the future, you will be consulted again separately on those individual works. You will only be charged if you receive these works in the future.**

If your property is located in a block or on an estate managed by a TMO or an RMO, works within these contracts may be directly provided by your TMO or RMO and therefore will not be supplied to you by Lambeth Council.

More information

A set of frequently asked questions can be found here:
bit.ly/S20BoroughwideConsultation. If you do not have access to view documents online, please telephone 0207 926 6521.

Please do take the time to watch a short (5 minute) film which explains what a Section 20 notice is and what this means for you: bit.ly/S20Film.

Alternatively, you may find it easier to call and speak with someone directly. Our friendly team are here to answer any questions you have. You can call the team directly on 0207 926 6521 Monday to Friday 9am to 5pm.

Thank you for taking the time to read this letter carefully.

Kind regards

Karen Kellaway

Karen Kellaway
Major Works Income Team Manager
Housing Capital and Asset Management

Housing and Adult Social Care
0207 926 6521
S20Consultation@lambeth.gov.uk
www.lambeth.gov.uk



Property Reference: «PROP_REF»
Property Address: «PROPERTY_ADDRESS»
Scheme Reference: COMMUNAL_DOORS_2024
Date: 9 February 2024

Communal Fire Door Programme

This is a borough-wide consultation on the proposed contracts only; therefore, we consult with all homeowners. If your building and/or estate does benefit from these works in the future, you will be consulted again separately on those individual works. **You will only be charged if you receive these works in the future.**

Description of service

To provide communal fire door works to all Lambeth owned and managed properties, block, and estates in either the North or South of the borough which will include but are not limited to; replacement of communal fire doors protecting the means of escape and related passive fire safety works.

Reasons for entering into a qualifying long-term agreement.

The council has a duty to manage fire risks within its estates, blocks, and individual properties under the Regulatory Reform (Fire Safety) Order of 2005. In order to meet these obligations, Lambeth commissioned fire risk assessments (FRAs) to be completed, and subsequently there is a legal obligation on the landlord (Lambeth) to address the deficiencies identified in these fire risk assessments. These essential fire safety works identified from fire risk assessments will form part of a rolling borough-wide 5-year programme for financial years 2024/25 to 2028/29. This Qualifying Long-term Agreement will ensure the Capital Delivery Team has access to competent professional trades as and when required.

Procurement

Under procurement and consultation regulations, you **do not** have the right to nominate the name of a person or company from whom we should try to obtain an estimate, because public notice of the relevant matters is to be given.

Observations

Now you have more information, you may wish to get in contact. If you do, I invite you to send in your written observation in relation to the proposed contract. Your observation (**should you choose to send one in**) must be delivered to the address below by the 15 March 2024. This allows for 30 days consultation and a further 5 days for postage time. In total, this is 35 days from the date of this letter and when the relevant period ends.



Below are some ways you can send in an observation if you choose to.

- Online via our E-Form: bit.ly/S20eform or alternatively, scan the QR code located on the first page.
- Email S20Consultation@lambeth.gov.uk
- Write to: S20 CONSULTATION, London Borough of Lambeth, PO Box 80771, London, SW2 9QQ.

If you choose to contact us, please include reference **COMMUNAL_DOORS_2024** and make it clear you are sending in a Section 20 Observation. By doing this, you are ensuring it gets to the correct team quickly.



Property Reference: «PROP_REF»
Property Address: «PROPERTY_ADDRESS»
Scheme Reference: FIREPROOF_ 2024
Date: 9 February 2024

Fireproofing and Compartmentation Programme

This is a borough-wide consultation on the proposed contracts only; therefore, we consult with all homeowners. If your building and/or estate does benefit from these works in the future, you will be consulted again separately on those individual works. You will only be charged if you receive these works in the future.

Description of service

To provide fireproofing and compartmentation works to all Lambeth owned and managed properties, block and estates in either the North or South of the borough which will include but are not limited to; passive fire- works, new or replacement fire protection as identified in the fire risk assessment or compartment survey, fire stopping, small penetrations (mastic, pipe collars, vents), large openings (partitions, board, batts).

Reasons for entering into a qualifying long-term agreement.

The council has a duty to manage fire risks within its estates, blocks, and individual properties under the Regulatory Reform (Fire Safety) Order of 2005. In order to meet these obligations, Lambeth commissioned fire risk assessments (FRAs) to be completed, and subsequently there is a legal obligation on the landlord (Lambeth) to address the deficiencies identified in these fire risk assessments. These essential fire safety works identified from fire risk assessments will form part of a rolling borough-wide 5-year programme for financial years 2024/25 to 2028/29. This Qualifying Long-term Agreement will ensure the Capital Delivery Team has access to competent professional trades as and when required.

Procurement

Under procurement and consultation regulations, you **do** have the right to nominate the name of a person or company from whom we should try to obtain an estimate in respect of the relevant matters. **Should you choose to send one in**, I invite you by the 15 March 2024 to send in a nomination using the contact details below.

Observations

You may have already been in contact, but now that you have more information, you may wish to get in contact again. If you do, I invite you to send in your written observation in relation to the proposed contract. Your observation (**should you choose to send one in**) must be delivered to the address below by the 15 March 2024. This allows for 30 days consultation and a further 5 days for postage time. In total, this is 35 days from the date of this letter and when the relevant period ends.



Below are some ways you can send in an observation if you choose to.

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- Email S20Consultation@lambeth.gov.uk
- Write to: S20 CONSULTATION, London Borough of Lambeth, PO Box 80771, London, SW2 9QQ.

If you choose to contact us, please include reference **FIREPROOF_ 2024** and make it clear you are sending in a Section 20 Observation. By doing this, you are ensuring it gets to the correct team quickly.

