

This is not an invoice or request for payment

Your Ref: «PROPERTY_REF»
Our Ref: HOS/HOUSCONTRACT/NORTHR&M2025



THE CURRENT LEASEHOLDER(S)

«ADD_1»
«ADD_2»
«ADD_3»
«ADD_4»

DATE: 25 SEPTEMBER 2025

PROPERTY ADDRESS: «PROPERTY__ADDRESS»

Dear **THE CURRENT LEASEHOLDER(S)**

Re. Notice of Intention – repairs and maintenance

We are writing to inform you that the current interim contract providing repairs and maintenance services to tenants and homeowners in the North Area of the London Borough of Lambeth is due to expire on 31 July 2026.

In preparation for a replacement contract, the Council has taken the opportunity to review how these repairs and services are delivered, carefully considering a range of delivery options to ensure services are effective, efficient, and aligned with residents' needs.

Following this review, the Council has decided to move forward with procuring a new contract for the North Area through a competitive process. This new arrangement will be structured to deliver high-quality services, offer good value for money, and ensure that responsibilities are clearly defined across service areas.

We will continue to keep you updated as the procurement progresses and are committed to ensuring a smooth transition with minimal disruption to residents.

The Landlord and Tenant Act 1985 requires that the Council as a landlord must consult with homeowners where it seeks to enter into contracts which are classed as 'Qualifying Long-Term Agreements' and which may result in rechargeable costs to them. The attached Notice of Intention is the first part of the required two-part consultation process we must carry out. The notice details the proposed contract and invites you to make observations on the notice within 35 days of the date of this letter.

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Please find included a set of Frequently Asked Questions. If you have any queries regarding any part of this letter, please contact us directly on 020 7926 6521 or s20consultation@lambeth.gov.uk for any further assistance.

For information on the Section 20 process and why we have sent this notice to you please visit our video by scanning the QR code below:



Selling your Home

You should keep these documents in a safe place, and if you sell your home they should be passed on to your conveyancer. In cases where the ownership of the property changes hands during the consultation period, it is important that this statutory notice is disclosed to the purchaser. Lambeth Council expects the new leaseholder to have received copies of this documentation from the seller. It is not necessary for Homeownership Services on behalf of the Council to re-start the consultation process.

Tenant Management Organisations (TMO)

If your property is located in a block or on an estate managed by a TMO, these services may not be supplied to you by Lambeth Council. Please see the included Frequently Asked Questions for more information on services that are provided directly by your TMO.

Yours sincerely,

K. Kellaway

Karen Kellaway
Senior Major Works Co-ordinator
Homeownership & Rents
Resident Services
Phone: 020 7926 6521
Email: s20consultation@lambeth.gov.uk
www.Lambeth.gov.uk

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Your Ref: «**PROPERTY_REF**»

Property Address: «**PROPERTY__ADDRESS**»

DATE: 25 SEPTEMBER 2025

Contract: Responsive Repairs and Maintenance – North Area

Notice of Intention to enter into a Qualifying Long-Term Agreement subject to public notice

This Notice is given under section 20 of the Landlord & Tenant Act 1985 (as amended by section 151 of the Commonhold & Leasehold Reform Act 2002) and Schedule 2 (Regulation 5(2) of the Service Charges (Consultation Requirements) Regulations 2003).

This Notice has been served on all North Area Lambeth Council leaseholders and recognised Tenant Associations.

Landlord and Tenant Act 1987 sections 47 and 48 notice requirements: The name of your landlord is: The Mayor and Burgesses of Lambeth, Lambeth Town Hall, 1 Brixton Hill, London SW2 1RW.

Description of Works and Services

Long term agreement providing a full comprehensive Responsive Repairs and Maintenance Service that will include but is not limited to:

- Responsive Repairs and Maintenance
- Empty Homes Works
- Damp, Mould and Condensation Remediation Works
- Disrepair Works
- Planned Major Component Renewals

Reasons for entering into a Qualifying Long-Term Agreement

The Council is legally obliged to repair and maintain its estates, blocks and individual properties. As the current contract is due to expire soon, the Council must seek to replace it in order to continue to meet its legal obligations. A recently completed options appraisal concluded the best way to do this would be to enter into a new Qualifying Long-Term Agreement.

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Procurement

Under the consultation regulations, you do not have the opportunity to propose the name of a person or company from whom we should try to obtain services. UK procurement legislation requires that contracts over a specified threshold are competitively tendered through one of the prescribed procurement procedures. Dynamic Purchasing Systems comply with this requirement. The established process is compliant with the Public Contracts Regulations 2015 (which apply to DPS's established before February 2025). The Council proposes to use the Lambeth Housing Dynamic Purchasing System to select a new contractor.

The Council also intends to appoint a reserve contractor to support service continuity and resilience.

How to make observations about this proposed Qualifying Long-Term Agreement

We invite you to make observations in relation to the proposed agreement within the relevant period. Any observations must be made in writing and delivered to the address below by the **30 OCTOBER 2025**, which is **35** days from the date of this notice and when the consultation period ends.

You can submit your observations via the following methods:

- Online via our E-Form: <https://www.lambeth.gov.uk/housing/housing-repairs/major-works-your-home/submit-observation>
- Email the Section 20 Consultation Team at: s20consultation@lambeth.gov.uk

Please state '**Section 20 Observation – North Area R & M**' in the subject box.

- Post: London Borough of Lambeth, Home Ownership Services, PO BOX 80771, London SW2 9QQ, quoting '**Section 20 Observation – North Area R & M**' in the letter.

For reference your property falls under the Ward: «WARD»