

Dear Leaseholder(s),

### **Asbestos Removal**

**Unit: Flat 4,Goldthorpe,Camden Street,London,NW1 0HH**

Please find enclosed our first stage Notice of Intent to enter into a long-term agreement for the provision of asbestos removal. We ask that you take some time to read this letter and its enclosures as they contain important information for you.

#### **Why is the Council proposing to enter into this agreement?**

Under the Control of Asbestos at Work Act 2002 the Council is responsible for the safe removal of asbestos from its housing stock. The current agreement for the provision of this service is due to end on the 30th June 2009, therefore the Council must retender this work to ensure the continuation of this service.

#### **Will I need to pay for this work?**

The Asbestos Removal Term Contract covers occasions when asbestos is required to be removed on both a planned and reactive basis. This could therefore cover both planned occasions when specific work programmes are proposed that would disturb existing asbestos containing materials (ACM), as well as responding to issues such as floods or fires where materials with ACMs have been damaged.

Under the terms of the Lease you are responsible for contributing towards asbestos removal should it be required to your block.

#### **Observation**

The legislation states that Camden must give Leaseholders and their Recognised Tenants Associations 30 days to make written observations on this proposal. Please find enclosed an observation form for your convenience. You have until Thursday 16th April 2009 to make any written observations and/or to nominate a contractor to tender for this agreement.

## What happens next?

Once this consultation ends, and subject to the observations we receive, the Council will tender for this agreement. When the Council has evaluated the tenders it receives, we will write to Leaseholders again with a second stage consultation notice that will list the tenders and advise Leaseholders of the contractor we propose to appoint for this agreement. Leaseholders will be given a further 30 days to make written observations towards the proposal.

Should you have any questions regarding this letter or its enclosures please do not hesitate to contact Camden on one of the telephone numbers above.

Yours sincerely,



Regan Cossill  
On behalf of Camden Council  
[capitalservices@camden.gov.uk](mailto:capitalservices@camden.gov.uk)

**Enclosures:**

- o Statutory notice
- o Observation form

**STATUTORY NOTICE UNDER SECTION 151 SCHEDULE 1 OF THE  
COMMONHOLD AND LEASEHOLD REFORM ACT 2002  
NOTICE OF INTENTION TO ENTER INTO A LONG TERM AGREEMENT**

To all Leaseholders of the London Borough of Camden and their Recognised Tenants' Associations:

1. It is the intention of the London Borough of Camden to enter into a qualifying long-term agreement in respect of which we are required to consult Leaseholders and their Recognised Tenants' Associations.
2. The service to be provided under the agreement is **Asbestos Removal**. Under the Control of Asbestos at Work Act 2002 Camden Council is responsible for the safe removal of asbestos in its housing stock. Entering into a long-term agreement for this work will ensure the Council has the resources it requires to carry-out this work in a cost effective manner. The Council is proposing to let this agreement for a period of 3 years.
3. You are invited to inspect our full proposals (relevant matters) for this agreement on **Thursday 26<sup>th</sup> March 2009** at: **Medburn Centre, 136 Chalton Street, London, NW1 1RX**, between the hours of **3:45pm and 6:45pm**.
4. Observations - the above legislation states that Camden must give Leaseholders and their Recognised Tenants Associations 30 days to make written observations on this proposal. Please find enclosed an observation form for your convenience. You have until Thursday 16<sup>th</sup> April 2009 to make any written observations and/or to nominate a contractor to tender for this agreement. Please send your observations and/or the name and details of your nominated contractor to:  
  
Regan Cossill  
London Borough of Camden  
Home Ownership Services  
Bidborough House  
20 Mabledon Place  
London  
WC1H 9BF
5. Camden estimates that the value of this agreement to be £411,000.00.

Signed:



Regan Cossill, Acting Senior Capital Service Charge Officer on behalf of Camden Council

13<sup>th</sup> March 2009