

Our ref:  
Your ref:  
Email: linda.dolan@premierestates.co.uk  
Direct tel.: 01625 507157



Monday, 13 February 2023

Knightsbridge Court  
Palmyra Square  
Warrington  
WA1 1TA

**PRIVATE & CONFIDENTIAL**

Dear Sir or Madam,

**RE: Knightsbridge Court - Section 20 Notice of Intention - External Redecoration**

Please find enclosed a 'Notice of Intention to Carry Out Qualifying Works' in relation to the external redecoration at **Knightsbridge Court**. The notice details the parts of the building that are to be included in the scope of work.

The Landlord and Tenant Act 1985 prescribes that any work that may - or will - exceed a contribution of £250 per apartment requires us to undertake a Section 20 Consultation. Until we have the initial quotations, we do not know the costs involved and will progress with Section 20 until this has been confirmed.

The first part of the consultation is the enclosed Notice which allows each Leaseholder the opportunity to nominate a contractor for the work, if you would like to. You may also have queries or formal observations, any of which - along with contractor nominations - should be provided to us before the Notice expiry date which is 20 March 2023.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L. Dolan', is written over a light grey circular stamp.

**Linda Dolan**  
Estates Manager  
*for and on behalf of Premier Estates Limited*

**Registered Office**  
Chiltern House  
72 - 74 King Edward Street  
MACCLESFIELD  
Cheshire  
SK10 1AT

**Contact**  
Telephone: 0345 491 8899  
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# NOTICE OF INTENTION TO CARRY OUT QUALIFYING WORKS

To all leaseholders of: Knightsbridge Court, Palmyra Square, Warrington

1. It is the intention of Brantones Limited to enter into an agreement to carry out works in respect of which we are required to consult leaseholders. **(See Note 2 below)**

2. The Works to be carried out under the agreement are as follows:

*Redecoration of the previously painted and stained communal external surfaces of the building. This will include:*

- *Metal Juliet balconies & railings; fencing at the front of the building; vehicle gates & steel column.*
- *Wooden communal entrance door and frame; rear entrance doors; blue external apartment doors*
- *Masonry & brickwork in the under-croft and car park*
- *Fencing to the bin store, bike shed and perimeter of the car park.*
- *Sealant to all windows to be removed and reapplied.*

3. We consider it necessary to carry out the works because:

*The existing paintwork is becoming defective, and this work is now required in accordance with the lease.*

4. We invite you to make written observations in relation to the proposed works by sending them to *Premier Estates Limited (attn. Linda Dolan), Chiltern House, 72-74 King Edward Street, Macclesfield, Cheshire, SK10 1AT*. Observations must be made within the consultation period of 35 days from the date of this notice. The consultation period will end on 20 March 2023 **(See Note 3 below)**

5. We also invite you to propose, within 35 days from the date of this notice, the name of a person(s) from whom we should try to obtain an estimate for carrying out of the proposed works described in paragraph 2 above. **(See Note 4 below)**

Signed:



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Linda Dolan, Premier Estates Limited

Duly authorised agent of Brantones Limited

Address: Chiltern House, 72-74 King Edward Street, Macclesfield, Cheshire, SK10 1AT

Date: 13 Feb 2023

# NOTICE OF INTENTION TO CARRY OUT QUALIFYING WORKS

**Notes** (These notes are for guidance only and do not form part of the Notice):

1. This is the first stage of a three part process. When estimates have been obtained, they will be notified to leaseholders for information and observations. Finally, Brantones Limited may have to give a notice of reasons when the contractor has been selected.
2. Section 20 of the Landlord and Tenant Act 1985 (as amended) ("the 1985 Act") provides that a landlord (as defined by section 30 of the 1985 Act) must consult leaseholders who are required under the terms of their leases to contribute (by payment of service charges) to costs incurred under qualifying works, where the contribution of any one leaseholder will exceed £250. "Qualifying works" are defined by section 20ZA of the 1985 Act.
3. Brantones Limited has a duty to have regard to written observations made within the consultation period by any leaseholder or recognised tenants' association. "Recognised tenants' association" is defined by section 29 of the 1985 Act.
4. Nomination of contractors:
  - (1) Where a single nomination is made by a recognised tenant's association (whether or not a nomination is made by any leaseholder), Brantones Limited shall try to obtain an estimate from the nominated person.
  - (2) Where a single nomination is made by only one leaseholder (whether or not a nomination is made by a recognised tenant's association), Brantones Limited shall try to obtain an estimate from the nominated person.
  - (3) Where a single nomination is made by more than one leaseholder (whether or not a nomination is made by a recognised tenant's association), Brantones Limited shall try to obtain an estimate -
    - (a) from the person who received the most nominations; or
    - (b) if there is no such person, but two (or more) persons received the same number of nominations, being a number in excess of the nominations received by any other person, from one of those two (or more) persons; or
    - (c) in any other case, from any nominated person.
  - (4) Where more than one nomination is made by any leaseholder and more than one nomination is made by a recognised tenant's association, Brantones Limited shall try to obtain an estimate -
    - (a) from at least one person nominated by a leaseholder; and
    - (b) from at least one person nominated by the association, other than a person from whom an estimate is sought as mentioned in paragraph (a).

# Knightsbridge Court Owners & Residents Association

Thursday, 16 February 2023

Building Refurbishment - Section 20 Notice

Dear Colleagues

Owners of Apartments will have been served with a Section 20 Notice, which is required when any expenditure on Knightsbridge Court "may" exceed £250/Apartment.

This time last year it was agreed with Premier, that they would arrange to refurbish the exterior of the building, and for the works to be carried out last year.

The discussion was that: (and we need to ensure that the below is still the case)

1. All balconies and front street level railings to be properly prepared and repainted, unlike last time when it was one coat of paint over rust and verdigris
2. Gold paint applied to features of the front street level railings as it was originally
3. The front and rear lobby doors to be revarnished, again to a better standard than last time.
4. All the uPVC windows and doors to be repolished externally
5. The sealant between the uPVC windows and doors to be removed and replaced
6. Blue Doors Apartments One/Five repainted
7. The cost was to be paid for from the Reserve Account, so that the cost did not impact on the Monthly Service Charge, as we have £65/70,000 in the Reserve Account

It was not mentioned in the discussion but as responsible owners and residents I feel that the work needs to be carried out by a responsible company that can provide an Insurance backed warranty, for the lifespan of the works.

**Paint technology has moved on over the years, is 8/10 years reasonable in your opinion.??**

We are invited to recommend companies who could do the above works, can you reach out to any business who could handle this work, to see if they are interested in going on the Tender List.

**In addition are you aware of any other defects that need rectifying**

**Can I emphasise that I'm looking for an input from all residents not just owners**

Kind regards

Geoff @ No3

*Knightsbridge Court Owners & Residents Association and its members are not authorised to give and do not give Legal or Financial Advice of any kind*