

# Knightsbridge Court Owners & Residents Association

PO: 3 Knightsbridge Court, Palmyra Square North, Warrington. WA1 1TA

Date: 7 March 2023

To: Linda Dolan

CC: James Wild & Leon McCaslin

From: Geoff Coppenhall

Re: Section 20 Notice

Thank you, for your recent Section 20 Notice and would advise as follows:-

1. A program of works was agreed last year, but was not implemented, this included
  - a. Sanding down of the front and rear lobby doors and varnishing
  - b. The polishing of the two stainless pillars supporting the canopy
  - c. Painting the Blue Doors and surrounding Frames.
  - d. Replace the Sealant between all PVC door and window frames
  - e. Polish all PVC doors and window frames
  - f. All balconies and fencing removed of rust, verdigre, flaking paintwork, treated to inhibit rust and painted to an acceptable standard.
  - g. The decorative balls on the front fence to be painted in gold metallic
2. We did not discuss it but painting the Undercroft needs to be included in the schedule of works.
3. In respect of Clause One, owners feel that the appointed contractor must provide a performance guarantee of XX years, as the previous contractor, in their opinion, did a sub standard job.
4. It was also agreed that the funding of all the works was to be from the Reserve/Sinking Fund, will you please confirm this?
5. The ground on the front elevation has slipped away and exposed the foundations under the bay windows, this needs to be rebuilt to preserve the building from potential damp issues
6. A very small section of render needs to be replaced on the front elevation of number five.
7. Owners feel that it would be prudent to replace corridor carpeting (all floors) as part of the Section 20 Notice, and that the carpeting should be identical to that recently installed to the high traffic areas at the head of stairs and the lift entrances. The stairs it was felt are in a suitable condition to last many more years.
8. There are areas of green moss in the car park that need a little TLC.

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

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## Note 1:

*There was a recurring comment from owners that Terry's job description be updated, to include the care and maintenance of the lobby doors (internal & external), the blue doors and frames, moss in the car park and the two rear entrance doors.*

## Note 2:

*Your comment that owners could suggest potential contractors was noted, but it was felt that Premier are best placed to invite companies to competitively tender, while considering that the lowest tender may not result in winning the tender. The owners have asked that you recommend a company who in your professional opinion will provide the best quality of work, relative to the cost.*

## Note 3:

*Owners have asked that they can have sight of the costs for the external refurbishment and the corridor carpeting of the successful tenders.*

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