

MARATHON ESTATES LIMITED

38 Westferry Circus, Canary Riverside, London E14 8RN
T 020 7987 6987

17th June 2016

Dear

Notice of Intention to carry out qualifying works as regulated by Section 20 of the Landlord and Tenant Act 1985 as amended by Section 151 of the Commonhold and Leasehold Reform Act 2002

Please find enclosed a Notice of Intention with regard to the works to be undertaken to the metering system at Canary Riverside, namely it is proposed to replace the existing tenant electrical meters and the thermal and electrical meters associated with the common parts. The new meters will be MID approved "smart" meters as they will have the provision of being remotely accessed via an "open protocol" data network the data network will be used to collect all the meter readings automatically and relay them to a secure site. The MID approval referred to is in accordance with the Electricity Act (1989), which is incorporated in the Utilities Act (2000) which states that all meters used for recharging, must be Measuring Instruments Direct (MID) approved. Inenco have stated that going forward they will not be supporting non "smart" metering systems.

The cost of these works will be funded in part from the Reserve Fund and in part from a supplementary demand once the total cost of the works is known.

The Notice contains a description of the works; please note that this is not the technical specification, it is a description sufficient for a contractor to know if they are qualified to undertake these works. You are invited to make observations in writing to the address and email in the Notice and to nominate a contractor within the time frame set out.

The next step in the Section 20 process is for the Specification for Tender document to be completed and sent to a number of contractors who are given a fixed time period to respond. All the tenders are analysed to ensure that they are comparable and any queries or anomalies are satisfied so that the tenders can be compared. The Section 20 process continues: we will again write, summarising the estimates received so that you have a further opportunity to comment.

Yours sincerely

Marathon Estates

Marathon Estates Limited
For and on behalf of Canary Riverside Estate Limited

To: all leaseholders of the Canary Riverside Estate, London E14

Notice of Intention to carry out qualifying works as regulated by Section 20 of the Landlord and Tenant Act 1985 as amended by Section 151 of the Commonhold and Leasehold Reform Act 2002

1. It is the intention of Canary Riverside Estate Management Limited to enter into an agreement to carry out works in respect of which we are required to consult leaseholders.
2. The works to be carried out under the agreement are as follows: *to replace the existing tenant electrical meters and the thermal and electrical meters associated with the common parts. The new meters will be MID approved meters as they will have the provision of being remotely accessed via an "open protocol" data network. The data network will be used to collect all the meter readings automatically and relay them to a secure site.*
3. We consider it necessary to carry out these works as these meters are now approaching the end of their economical life and will not be compliant.
4. We invite you to make written observations in relation to the proposed works by sending them to Marathon Estates Limited, 38 Westferry Circus, London E14 8RN or via email to propertymanager@marathonestates.com

Observations must be made within the consultation period which is 30 days from the date of this Notice. We are adding an additional 2 days and therefore the consultation period will end on 19th July 2016.

5. We also invite you to propose, within 30 + 2 days from the date of this Notice (19th July 2016), the name of a person from whom we should try to obtain an estimate for the carrying out of the proposed works described in paragraph 2 above.

Date: 17th June 2016

Signed:

Marathon Estates Limited

Marathon Estates Limited

Duly authorised agent of Canary Riverside Estate Management Limited

All correspondence on this matter should be sent to: Marathon Estates Limited, 38 Westferry Circus, London E14 8RN or email to propertymanager@marathonestates.com