

STUART TOWER LTD



20th February 2025

First Notice

To all Lessees of Stuart Tower

Notice of Intention to carry out works in Accordance with section 20 (as amended) and section 20ZA of the Landlord & Tenant Act 1985

Stuart Tower, Maida Vale, London, W9

1. It is the intention of Stuart Tower Limited to enter into an agreement to carry out works in respect of which we are required to consult owners.
2. The works to be carried out can generally be described as remedial works to Communal Fire Doors to bring them to a standard to comply with health, safety and fire regulations.
3. It is necessary to carry out these works as it is a requirement from the Fire Risk Assessment and for Health and Safety reasons.
4. You are entitled to make written observations in relation to the proposed works by sending them to Ann Sullivan of North Star Property Management, at the address stated below, within the consultation period. The consultation period is 30 days, and we allowing an additional five days for postage and bank holidays, therefore the consultation period will end on 27th March 2025.
5. You may wish to propose, within the consultation period, the name of a contractor from whom we should endeavour to obtain an estimate for the carrying out of the proposed works.
6. Our normal criteria for the selection of contractors is to ensure that Health and Safety practices and Public Liability cover are properly in place.
7. Until costs are known we are unable to advise on the financial implications of carrying out the works. This aspect will be dealt with when submitting a second

Stuart Tower Limited
Registered Office: 50 Seymour Street, London, W1H 7JG
Registered in England No. 01587237

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Notice setting out the quotations. The cost will be collected from the service charge fund.

Future communications relating to the subject matter of the Notice should be sent to:

**North Star Property Management
27 Hertford Road
East Finchley
London
N2 9BX**

Victoria Fordham
Company Secretary

For and on behalf of Stuart Tower Limited