To All Leasheholders
Ashworth Mansions
Grantully Road / Elgin Avenue
Maida Vale
London
W9 1JP

Our Ref: ASH/Maj Works

23st November 2006

Dear Lessee(s)

ASHWORTH MANSIONS LIMITED
NOTICE OF INTENTION TO CARRY OUT WORK

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

The works to be carried out under the agreement are as follows: - the installation of Break Tanks and Pumps to provide Mains Water to individual flats. **(See Note 2 attached)**.

The Management Company consider it necessary to carry out the works because the current supply is insufficient and better quality water will be available from the mains.

We invite you to make written observations in relation to the proposed works by sending them to Ashworth Mansions Limited c/o Kinleigh Folkard & Hayward, 4th Floor, 111 Upper Richmond Road, London, SW15 2TJ. Observations must be made within the consultation period of 30 days from the date of this notice**. The consultation period will end on 23rd December 2006.**

We also invite you to propose, within 30 days from the date of this notice, 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. (See Note 4 attached)

Yours sincerely

KINLEIGH FOLKARD & HAYWARD
On behalf of Ashworth Mansions Limited

Duly authorised Agent of Ashworth Mansions Limited
Please note all communication for the purpose of this notice must be sent to the address as detailed below.

NOTES FOR NOTICE OF INTENTION TO CARRY OUT WORK

1. 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 c onsult 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.

2. Where a notice specifies a place and hours for inspection:

   a) the place and hours so specified must be reasonable; and

   b) a description of the proposed works must be available for inspection, free of charge, at that place and during those hours. If facilities to enable copies to be taken are not made available at the times at which the description may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the description.

3. The landlord 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. 1) Where a single nomination is made by a recognised tenants' association (whether or not a nomination is made by any leaseholder, the landlord 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 tenants' association), the landlord 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 tenants' association), the landlord 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 tenants' association, the landlord 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).