

**Notice under Section 20 of the Landlord and Tenant Act 1985 as amended by Section 151 of
the Leasehold and Commonhold Reform Act 2002**

To all leaseholders of 1-18 Towpath Gardens, The Moorings, Swindon SN1 5AD

1. This notice is given pursuant to the notice of intention to carry out works to 1-18 Towpath Gardens issued on 19th April 2022. The consultation period in respect of the notice of intention ended on 24th May 2022.
2. We have now obtained estimates in respect of the works to be carried out. We have selected two estimates from which to make the final choice of contractor (see Note 1 below).
3. The amount specified in the selected estimates as the estimated cost of the proposed works to is as follows:
 - a) £43,140.00 Brunel Roofing including scaffolding
 - b) £42,720.00 NJ Roofing including scaffolding
4. The estimates obtained may be inspected at www.towpathgardens.rmcweb.site at any time. (see Note 2 below).
5. We invite you to make written observations in relation to any of the estimates by sending them to Towpath Gardens RTM Company Ltd, 15 Windsor Road, Swindon, SN3 1JP. Observations must be made within the consultation period of 30 days from the date of this notice. The consultation period will end on 8th October 2022 (see Note 3 below)

John R Morris FCMA CGMA MIRPM

Company Secretary

Towpath Gardens RTM Company Ltd, 15 Windsor Road, Swindon, SN3 1JP

5th September 2022

Notes:

1. The landlord is required to select at least two estimates in respect of the matters described in a notice of intention. At least one of the estimates must be from a person wholly unconnected with the landlord. Where an estimate has been obtained from a person nominated by leaseholders, that estimate must be among those set out in the statement of estimates.
2. Where a notice specifies a place and hours for inspection:
 - a. the place and hours so specified must be reasonable; and
 - b. copies of the estimates 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 estimates may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the estimates.
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. Where a landlord has received written observations within a consultation period in relation to a notice of proposed works, he is required to summarise the observations and respond to them in a notice of his reasons for making the agreement, or specify the place and hours at which that summary and response may be inspected.



N J ROOFING
28 GIFFORD ROAD
STRATTON
SWINDON
SN3 4XP
United Kingdom

VAT Number: 282211038

Dianna Morris
Towpath Flats
Westcott Place
Swindon
Wilts
United Kingdom

Quotation

Quote Number: 514
Quote Date: 28th Jul '21
Valid For: 30 Days
Account: DIAN46
Quote Ref:

Qty	Description	Rate	Total
1	Sofitt, Fascia, Guttering	25,500.00	25,500.00

FRONT ELEVATIONS SOFITT, FASCIA GUTTERING

STRIP AWAY ALL GUTTERING , DOWN PIPES TO THE FRONT OF ALL PROPERTYS OF THE ABOVE ADDRESS AND CLEAR ALL RUBBISH FROM SITE.

REPLACE ALL ROTTERN TIMBER , SUPPLY AND FIT ALL NEW SOFITT AND FASCIA BOARD PLUS DEEP FLOW GUTTERING PLUS DOWN PIPES TO THE FRONT OF ALL ELEVATIONS AND PORCHES PLUS WALK THROUGHES.

SIDE ELEVATIONS SOFITT, FASCIA GUTTERING

STRIP AWAY ALL GUTTERING , DOWN PIPES TO ALL SIDE ELEVATION AND CLEAR ALL RUBBISH FROM SITE. REPLACE ALL ROTTERN TIMBER WERE NEEDED. SUPPLY AND FIT NEW SOFFITT DEEP FLOW GUTTERING AND FASCIA BOARD PLUS DOWN PIPES TO ALL SIDE ELEVATIONS SCREWED AND SECURED.

BACK ELEVATIONS SOFFITT, FASCIA GUTTERING

STRIP AWAY ALL GUTTERING , DOWN PIPES TO ALL REAR ELEVATIONS AND CLEAR ALL RUBBISH FROM SITE, REPLACE ALL ROTTERN TIMBER WERE NEEDED PLUS ANY MORTA MISSING FROM VERGES, SUPPLY AND FIT ALL NEW SOFFITT , DEEP FLOW GUTTERING AND FASCIA BOARD PLUS ALL DOWN PIPES TO ALL REAR ELEVATIONS WIH PIPE ALL SCREWED AND SECURED.

Telephone no. 07747677900 / 01793335851

Total Net Amount: £25,500.00

VAT @ 20%: £5,100.00

Quote Total: £30,600.00

Block Management Ltd

From: Browns Scaffolding Ltd <brownsscaffoldingltd@gmail.com>
Sent: 05 July 2021 01:00
To: Block Management Ltd
Subject: Re: 1-18 Towpath Gardens, The Moorings, Swindon, SN1 5AD
Attachments: image001.gif

Hello Diana please find price for Towpath gardens as follows.....

Starting from entrance:

#To erect a 11 metre independent x2 elevations with a 3rd elevation of 13 metres running onto the low level entrance tunnel roof.

Return on right side Rear Apex:

#To erect a return of 8 metres x3 elevations with a table lift of 4 metres on the centre of the apex to reach the top of the verge, table lift fully boarded and handrailed.

Right hand side as you look at property from front:

#To erect a return on the side of the property by 16 metres x3 elevations.

Front right side:

#To erect a return of 10 metres x3 elevations across the front right hand side apex with a fully boarded and handrailed 4 metre hop up on the centre of the apex to reach the top of the verge.

#To erect a return of 3 metres onto the low level roof car park entrance

Left side building:

#To erect a 5 metre independent x2 elevations with a 3rd elevation of 7 metres running onto the low level car park entrance roof.

#To erect a 4 metre table lift on the centre of the apex fully boarded and handrailed.

Rear:

#To erect a return of 6 metres with a return of 7 metres and a return of 1 metre return outwards away from the property and another return of 8 metres x3 elevations.

#To erect a 4 metre table lift on the centre of the apex fully boarded and handrailed to reach the top of the verge.

#To erect a return directly on the rear of the property by 10 metres x3 elevations with a table lift of 4 metres on the centre of the apex fully boarded and handrailed to reach the top of the verge.

Side:

#To erect a return on the side of the property by 15 metres with another return of 3 metres and another return of 9 metres x3 elevations PLEASE NOTE: due to neighbouring property this side will need to be narrow

#To erect a 4 metre hop on the centre of the apex to reach the top of the verge, fully boarded and handrailed.

Front:

#To erect a 8 metre return with another return of 1 metre outwards away from the property and a further return of 9 metres across the apex x3 elevations.

#To erect a 4 metre hop up on the centre of the apex fully boarded and handrailed to reach the top of the verge.

#To erect a 3 metre return onto the low level tunnel roof .

Bridge entering carpark:

#To erect a 5 metre bridge on both the front and rear using beams to allow cars to gain entry into the carpark.

All sides fully linked together with top elevation fully boarded and handrailed.

Price:£10,100 + vat

If you have any queries then please feel free to ask

Regards

Ryan

BRUNEL ROOFING LTD

14 October 2021

Quotation

Towpath Gardens RTM Company Ltd
15 Windsor Road
Swindon
SN31JP

Proposed work to be carried out at the above address.

Left hand large block.

Remove and put aside bottom three rows of tiles and valley.

Remove bottom row of felt, soffit, fascias, guttering and down pipes.

Fit new white upvc vented soffit.

Fit new white 18mm replacement fascias

Fit new black round profile guttering and down pipes.

Fit new eave protection trays and eave comb filler.

Fit new felt before relaying valley and tiles.

Work does NOT include scaffolding, this would need a separate quotation.

All waste will be removed from site.

Subtotal £18,350.00 Vat amount £3,670.00 Total £22,020.00

Thanks James Ridgley

Brunel Roofing Ltd, 342 Cheney Manor Road, Swindon, SN22PF.

01793 700761 07717 860115 info@brunelroofing.co.uk

Vat registration number 301027374 registered company number 10393584



BRUNEL ROOFING LTD

14 October 2021

Quotation

Towpath Gardens RTM Company Ltd
15 Windsor Road
Swindon
SN31JP

Proposed work to be carried out at the above address.

Smaller block on the right

Remove and put aside bottom three rows of tiles and bottom of valley.

Remove bottom row of felt, soffit, fascias, guttering and down pipes.

Fit new white upvc vented soffit.

Fit new white 18mm replacement fascias

Fit new black round profile guttering and down pipes.

Fit new eave protection trays and eave comb filler.

Fit new felt before relaying valleys and tiles.

Work does NOT include scaffolding, this would need a separate quotation.

All waste will be removed from site.

Subtotal £7,500.00 Vat amount £1,500.00

Total £9,000.00

Thanks James Ridgley

Brunel Roofing Ltd, 342 Cheney Manor Road, Swindon, SN22PF.

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Vat registration number 301027374 registered company number 10393584

