



Name
Address

03/09/2024

Dear Name

Property address: Address

S.20 Landlord and Tenant Act 1985

Notice 1: Notice of Intention to enter into a Qualifying Long-Term Agreement for buildings insurance

Notice of intention

It is the intention of Salix Homes to enter into a long-term agreement in respect of which we are required to consult leaseholders under the terms of Section 20 of the Landlord and Tenant Act 1985 (as amended by Section 151 of the Commonhold and Leasehold Reform Act 2002).

A "Qualifying Long-Term Agreement" is defined by Section 20ZA Landlord and Tenant Act 1985 and applies where the duration of a contract will exceed 12 months and where the contribution of any one leaseholder will exceed £100 in any accounting period.

The services to be provided under the agreement

The services to be provided under the agreement are:

- The provision of corporate insurance and associated services including those relevant for leasehold and shared ownership buildings, and including cover for:
 - o buildings
 - o landlord's contents and common parts
 - o use of alternative accommodation following insured loss
 - o property owner's liability

A full description of the services to be provided under the agreement can be requested from our Salix Leasehold Team at psl.leaseholders@salixhomes.co.uk, or by letter to the Leasehold Management Team, Salix Homes Limited, Diamond House, 2 Peel Cross Road, Salford Manchester M5 4DT

- Salix Homes will consider entering into long term agreements with the bidder and/or the risk carriers proposed by the bidder, for 3 years (or 3 periods of insurance), with the option to extend the award period by up to 2 further years, subject to satisfactory service, performance and cost.

The Insurance will not cover the contents of individual properties. We therefore advise you purchase appropriate contents insurance cover.

Why is Agreement necessary?

Salix Homes considers it necessary to enter into the agreement because leases oblige it to provide insurance cover on properties for which it is the freeholder; and a better deal is most likely to be secured by entering into a long-term agreement.

Observations

Salix Homes invites observations to this proposal.

Observations must be in writing to psl.leaseholders@salixhomes.co.uk or by letter to the Leasehold Management Team, Salix Homes Limited, Diamond House, 2 Peel Cross Road, Salford Manchester M5 4DT within 30 days of the date of this notice, and by 4th October 2024. Observations received after this date may not be considered.

Why leaseholders are not invited to nominate a company

Due to the size and value of the proposed contract, the tender will be advertised publicly in the UK Government's Find a Tender Service (FTS) and follow a public procurement for the appointment of the provider.

Next steps

Following the consultation period, and after observations have been considered, procurement may start. This can take some time.

When tender submissions have been received, we will contact you again with a proposal and ask for your observations on it.

Keep this letter for future reference. If you are selling the property give a copy to your conveyancers to show to the buyer.

For FAQs please find on our website www.salixhomes.co.uk, or contact the Leasehold Team on psl.leaseholders@salixhomes.co.uk.

Yours sincerely,

B. Tesner

Leasehold Officer
Salix Homes Limited