

29th May 2019



Contract Ref: 19/001
Property Ref: <PropertyReference>

Leaseholder Services
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

020 7974 4444
capitalservices@camden.gov.uk

«Correspond_Name»
«Corr_Add_Line_1»
«Corr_Add_Line_2»
«Corr_Add_Line_3»
«Corr_Add_Line_4»
«Corr_Add_Line_5»
«Corr_PostCode»

Dear Leaseholder(s),

Re: «Lease_Address»

Long Term Agreement for the supply of Electricity & Gas

I am writing to inform you that Camden proposes to enter into long-term agreements in respect of which we are required to consult leaseholders.

The first stage of the consultation is to issue a Notice of Intention which explains details of the service to be provided. Please refer to the enclosed notice.

Due to the nature of the energy market, the council will not be able to comply with all the consultation requirements and has applied to the First Tier Tribunal (property chamber) for dispensation from the regulations we cannot comply with. You can access information about the dispensation application, including a copy of our application and the Tribunal's directions from the council's website:

Please visit www.camden.gov.uk, then choose the 'housing' icon, under 'Leaseholders' click on 'Consultation with Leaseholders', at the top of this page choose 'Boroughwide consultations'. And any information or documents for this dispensation will be shown under the following heading;

“Current Consultations

First Tier Tribunal Dispensation Application March 2019 - Long Term Agreement for the supply of electricity and gas (notices and all documents)”

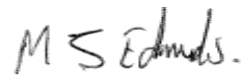
Or you can type the following link into your browser;

<https://beta.camden.gov.uk/web/guest/consultation-with-leaseholders#azeu>

If you wish to participate in this action then the Tribunal's directions require you to file a response form by 8th July 2019.

You can also request further information on the dispensation. Please direct any queries to capitalservices@camden.gov.uk or write to us at the above address.

Yours sincerely,

A handwritten signature in black ink that reads "M S Edmunds". The letters are cursive and slightly slanted.

Mike Edmunds
Head of Leaseholder Services

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NOTICE OF INTENTION TO ENTER INTO A QUALIFYING LONG TERM AGREEMENT (Section 20 of the Landlord and Tenant Act 1985 (as amended) (“the Act”) and Schedule 2 of the Service Charges (Consultation Requirements) (England) Regulations 2003 (“the Regulations”).

Dear Leaseholder(s),

Re: «Lease_Address»**Qualifying long term agreement relating to the supply of Electricity & Gas**

I am writing to inform you that the London Borough of Camden (“the Council”), as your landlord, proposes to enter into long term agreements (“the Agreements”) in respect of which we are required to consult leaseholders, details of which are given below.

1. Introduction

The Council is planning to enter into what the Act and the Regulations call “qualifying long term agreements” (“QLTAs”). These are agreements, which last for more than 12 months and concern services to be carried out in relation to the building or estate in which you are a leaseholder.

2. General Description of the service to be provided

Supply of Electricity & Gas
<p>The intention is to procure the electricity and gas supply contracts through a framework set up and operated by a public sector buying organisation called LASER.</p> <p>LASER is a wholly owned subsidiary of Kent County Council and has provided a similar service for Camden, other local authorities, and the NHS in London since 2011.</p> <p>Energy markets are notoriously volatile and are subject to inflationary pressure. By combining our energy spend with other public sector organisations, we are able to buy energy through the wholesale energy markets at prices that are lower</p>

than retail electricity and gas prices. The approach also allows us to buy energy before the supply period start date. This forward purchasing strategy protects residents in the event that energy prices are unusually high on the supply period start date.

The intention is to purchase energy over a 4-year period with supply starting in October 2020. There will be three main contracts supplied through this approach with each relating to a specific type of supply. The three supply contracts are summarised below:

1. Electricity supply to meter points that are measured and billed on a non-half hourly basis. These are typically very small supply points, for example supplies powering light bulbs in shared corridors and any electrical equipment of street properties (as opposed to estate properties).
2. Electricity supply to meter points that are measured on a half-hourly basis (automatically). These typically serve larger communal electricity supply points such as landlords' lighting, staircase lighting, lifts, estate lighting, boiler rooms and communal services such as door entry systems, fire alarms and pumps directing hot water around communally heated housing estates.
3. Gas supply serving communally heated housing estates and other communal supplies. These supplies are sometimes referred to as "bulk gas" supply. (there are smaller blocks that have communal supplies)

3. Reasons for considering it necessary to enter into the Agreement

The Council considers it necessary to enter into the Agreements for the following reasons. As your landlord, the Council has to meet certain obligations under your lease. Camden needs to be able to supply electricity to the common parts to ensure lighting, lifts and electrical equipment operate and ensure Communal heating systems operate. Please note that the proposal will not affect your private electricity supply to your property

4. Observations

You are invited to make written observations in relation to the proposed agreement. If you wish to do this, you must send them to this office in writing, to be received within 30 days from the date of this notice. All observations must be received by the **2nd July 2019**. Observations should be sent to the following address:

Mike Edmunds (Head of Leaseholder Services)
Leaseholders Services
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

Or

Email capitalservices@camden.gov.uk and include the contract reference **19/001** (communal gas electricity supplies) and **<property reference>** in the email subject field.

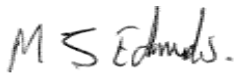
5. Reasons why the Council is not inviting nominations from leaseholders

The reason why you are not invited to propose a person from whom we should try to obtain an estimate is because this contract is being procured through an existing framework where public notice has already been served.

6. Cost of the services

As a leaseholder, you will only be liable for a proportionate part of any costs incurred in relation to your estate or block under your lease agreement.

Yours sincerely



(On behalf of the London Borough of Camden)

Mike Edmunds
Head of Leaseholder Services
