

20 August 2021



Unit 105, 1 Hanley Street, Nottingham NG1 5BL  
[info@clermontmanagement.co.uk](mailto:info@clermontmanagement.co.uk)

Dear Habitat Leaseholder,

Please find attached an invoice in respect of your contribution towards the Section 20 works to be carried out at the Habitat, the total cost of which is estimated at £374,220.00. These costs were set out in the Section 20 notices that were recently circulated to all leaseholders.

The Section 20 works have been scheduled to start in October 2021 and we have been waiting for the BSF to confirm that they will be making a contribution towards the cost of removal of the cladding and how much they propose to contribute.

Despite a number of chase ups, the BSF have not yet confirmed that they will be making a contribution or the amount they will be contributing. As we cannot delay the works indefinitely, the cost of the works covered by this invoice assumes that the BSF will not be making any contribution.

We feel that we are left with no option but to request the monies in order to ensure that the works take place as planned to start in October 2021.

In the event BSF does make a contribution towards the cladding works, this will be taken into account after all the money for the Section 20 works is received. After receiving all the Section 20 payments, any BSF funds received will be apportioned back to you.

Please note that the payment due for this invoice needs to be paid into the account as set out in the invoice and **not** into the Habitat general service charge account. **The account for these monies is treated as a designated account in respect of these Section 20 works.**

Please arrange for this invoice to be paid by no later than 20 September 2021 to ensure that funds are available for the works to commence as planned.

Best Regards,

*Art Dembsky*

Art Dembsky  
Clermont Management

