

Ref: LS/LOA/192CR/511



26 Turner Place
School Road
Hove
BN3 5GF

t: 01273 421286

Also at Horsham

Monday 22nd January 2024

[REDACTED]

[REDACTED]

[REDACTED]

With reference to your recent application for the landlord's consent to replace the existing windows at the above premises we write to confirm that on behalf of the landlord [REDACTED] we are prepared to grant consent subject to you undertaking to comply with the following conditions:-

1. That the work be carried out strictly in accordance with the attached photos and plan you provided to Deacon Asset Management, the installer of the window must be a FENSA accredited contractor, and the certificate must be issued to Deacon Asset Management on completion of the works.
2. That all necessary local authority and other consents are obtained and any fees payable in this connection are met by you.
3. The rights of owners, lessees and occupiers of the adjoining and surrounding property are to be maintained and you must give neighbouring residents adequate notice of your intention to carry out these works.
4. You will indemnify the Landlord against all loss damage expense and claims arising out of the carrying out retention and removal of the proposed works including (but not limited to) any claims against the Landlord or its agents by other lessees and occupiers within the block in relation to any nuisance claimed to have been caused by the works.
5. All the work is to be carried out at your expense.
6. The lessees contractors are to hold adequate third party insurance for a limit of indemnity appropriate to the nature and extent of the works, and to cover loss or damage to the whole or part of the buildings which the demised premises form part of the whole. Also, the content



thereof including generally loss or damage arising from vibrations, weakening of support, and such other consequences of the works as may be prudent.

- 7 Notice is to be served on the Managing Agents before any scaffolding or skips are positioned, such Notice to state how long that scaffolding or skips are to be in position. Where scaffolding is used adequate security measures must be taken and notice given to all flats in close proximity to the scaffold. All safety regulations must be complied with and proper security arrangements made to include provision of lighting.
- 8 The gardens must be protected at the time of erection and striking of scaffold and all scaffold equipment must be handed down and not thrown. No scaffold poles are to be left in the gardens, on walkways or elsewhere on site. No entrances are to be obscured and all entrances over which scaffold passes must be fully boarded to avoid risk to residents.
- 9 Ladders must be removed when the site is unattended, at night, weekends and public holidays.
- 10 The common staircase and common parts to the block are not to be used for delivery, storage or removal of materials unless specific permission is given. Such permission will only be granted on the strict understanding that proper measures are taken to protect walls and floors of the areas used in common with other residents.

That all contractors undertaking the work referred to herein, make appropriate arrangements for the protection of common areas, including internal walls, carpets, fences, gates, stops, courtyards and roofs. Should common areas be used they are to be kept clean and are to be swept and/or washed as necessary at the end of each working day.

Should any damage be caused to the common parts the landlords reserve the right to either require you to make good to their entire satisfaction or to arrange for the work to be carried out by others, with the cost to being met by you.

14. The playing of transistor radios, tape or C.D. players or similar equipment, is not allowed.
15. The work is to be commenced as soon as possible and completed within 6 months of the date of this approval.

This Licence relates solely to the alterations detailed on the enclosed documentation. Any other proposals or variations are to be subject to separate consideration and if appropriate, documentation.

The Managing Agents must be notified in advance of the date of commencement and completion of the works.



16. The work is to be carried out during normal working hours (8.30 am to 5.30 pm) Monday to Friday inclusive and if working is necessary on a Saturday the consent of this firm must first be obtained in writing. No works are to be carried out on Sundays or Bank Holidays.
17. There is to be no major change of use of the rooms so as to conflict with the uses of adjacent property.
18. That you undertake to pay the landlord's costs in this matter and in this connection our costs will amount to [REDACTED] inclusive of VAT.

We reserve the right to charge an increased fee if additional and unforeseen work is required in connection with these proposed alterations.

We will not be able to confirm the landlord's consent to the proposals until: -

- a. We have received from you the landlord's costs in the sum of [REDACTED] inclusive of VAT in connection with which our receipted VAT account will be forwarded in due course.
- b. We have received from you your firm undertaking to comply with the above terms and conditions which will be evidenced by the return of the enclosed copy of this letter and attendant documents signed by you.
- c. You have from us acknowledgement of satisfactory completion of terms a. and b. above.

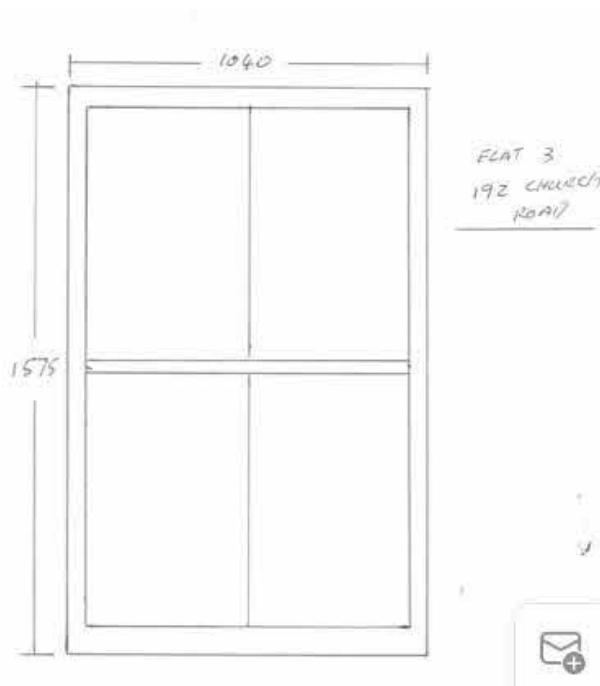
Yours sincerely

Deacon Asset Management

I acknowledge receipt of, and accept the terms of, the above letter Licence.

Signed

Dated



please find attached photos of existing single pane timber sash windows, a drawing showing dimensions of existing window.

The new replacement upvc window double A rated energy efficiency glazed vertical sash sliding opening (will be identical in style and size to the existing ones). The window frames and bars of the new sash upvc units will be white to match the appearance of existing, as per brochure photo attached.