

Date of Notice: 25th January 2024

Dear
Property Address:

This is for information only (it is not a request for payment)

As you may know, Peaks and Plains are looking to appoint a new grounds maintenance contractor. We have to follow a consultation procedure before we enter into a new contract.

We have chosen to involve all residents in this decision and now invite you to do the following:

- **Please read the enclosed notice** and contact us before 26th February 2024 if you have any comments to make. **This is not compulsory, but your feedback may help.**

After the 26th February, we will update our website with details of the contractor that has been appointed.

If you have any queries please contact us at GM2024@peaksplains.org.

Yours sincerely

Estate Services Team

Notice of Proposal to enter into Qualifying Long Term Agreement
Service Charges (Consultation Requirements) (England) Regulations 2003
Section 20 Landlord and Tenant Act 1985 (as amended)

This notice is given following the Notice of Intention to enter into a long term agreement issued on 22 September 2023.

We have now prepared proposals in respect of the goods/services/works to be provided under the agreement based on the estimates received, see below.

Contractor Details

The Trust are utilising the Everything FM framework to ensure the Trust receives value for money.

There are a minimum of 3 suppliers within the Grounds Maintenance framework package which have been benchmarked for the delivery of the services required. with a pricing range from a low-end cost of **£287,206** to a high-end cost of **£324,506**.

ANSA Environmental Services Ltd is a multi-award winning company based in Middlewich, Cheshire and have priced the service at £271,700.

We propose to enter into a contract with the lowest priced contractor.

We invite you to make written observations in relation to the proposals. You can do this by emailing us at GM2024@peaksplains.org or by post to: C/O Estates, Peaks & Plains Housing Trust, Ropewalks, Newton Street, Macclesfield, Cheshire, SK11 6QJ

Observations must be received within the consultation period of 30 days from the date of this notice, and the consultation period will end at 5.00pm on 26th February 2024.

Continued....

The written observations in relation to the notice of intention received during the consultation period, and our response to the observations may be summarised as follows:-

Your comments	Our response
Concerns around the quality of the current service being provided, welcoming improvements to the service	We based our decision to appoint a new contractor for the delivery of the grounds maintenance service on the complaints and concerns we were receiving.
Questions in respect of the areas covered by the contract	The contract will cover existing areas, no additional areas will be included in the new contract.
Requests for local contractors to be included in the process	The contractor we propose to use is based locally, in Cheshire East
Suggestion that we have multiple contractors as opposed to one large contract	The use of one contract allows for lower management costs, better value for money and consistency across all schemes
Request for details of the nature of the work and the cost to customers	The scope of works remains the same, grass cutting, hedge maintenance etc. However, the specification will change from collecting the grass cuttings to leaving them on the grass. The cost to customers will be set out in the service charge accounts.

Statement from Everything FM:

“We believe that the proposed price from Ansa Environmental Services demonstrates very good value for money for Peaks & Plains, as it is below the benchmarked rates, however it is not considerably lower to the point of being unrealistic, given the proposal which has been offered.”