

«Salutation»  
«Correspondence\_Address\_Line\_2»  
«Correspondence\_Address\_Line\_3»  
«Correspondence\_Address\_Line\_4»  
«Correspondence\_Address\_Line\_5»  
«Correspondence\_Postcode»

**Please contact:** Section 20 Officer

**E-mail:** Observations@aster.co.uk

Date: 29<sup>th</sup> January 2026

Our ref: S20G0038

Your ref: «Tenancy\_Number»

Dear «Salutation»

### **Section 20 Consultation – Stage 1 – Buildings Insurance**

As your landlord/on behalf of your landlord we plan to enter into a long-term agreement with a contractor, which we have explained in the attached Notice.

Before we enter into the agreement, we need to make sure that you know about our plans, and you have the opportunity to share any comments or concerns. We need to do this in a particular way by law, which is known as a Section 20 (S20) consultation and is part of The Landlord and Tenant Act 1985 (as amended by the commonhold and Leasehold Reform Act 2002).

This letter is the first stage of the S20 consultation which is called the Notice of Intention.

You'll see that the notice uses some legal terms, which unfortunately we can't avoid because Section 20 legislation means we must give you information in a certain way.


We have some frequently asked questions on our website which we hope will answer any queries you have about this consultation and Section 20. <https://www.aster.co.uk/existing-customers/rent/section-20>

### **What happens next?**

You now have until **5 March 2026** to comment on our plans. Details on how to make a comment can be found on the attached notice.

Finally, please note that this letter and enclosures are **not** a demand for payment. Any charges will be communicated to you separately and applied through your service charges.

Yours sincerely



Helen Daykin

**Senior Section 20 & Managing Agent Officer**