

**RESIDENTIAL PROPERTY TRIBUNAL SERVICE
SOUTHERN LEASEHOLD VALUATION TRIBUNAL**

Re: Flat 4, Stevens Court , Pike Street, Liskeard, PL 14 3JE

Case Number: CHI/15/UB/NAM/2003/0012

In the matter of Section 24 (1) of the Landlord and Tenant Act 1987, as amended

**Between: Mr T J Veysey
Ms A N McConnel**

Applicants

Mr & Mrs L A Moore

Respondents

**Before: Mr A L Strowger, MA (Chairman)
Mr R Batho, MA, BSc., LLB, FRICS
Mr T Shobbrook, BSc., FRICS**

Application for the Appointment of a Manager and Receiver

ORDER

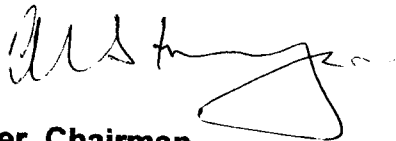
On Hearing evidence from Mr Philip Hunt FRICS of Hunt Associates and from Mr Richard Meathrell FNEAS, of Jefferys (speaking for Mr John Blake FRICS) , the Tribunal orders that:

- 1 Mr Philip Hunt, FRICS, of Hunt Associates, Chartered Surveyors, Valuers, Estate Agents and Property Managers, of 61, Fore Street, Saltash, Cornwall, PL12 6AF, be appointed Manager and Receiver of Stevens Court, Pike Street, Liskerd, Cornwall, PL14 3JE from the date of this order
- 2 The Manager shall manage the property in accordance with:
 - (i) The respective obligations of the Lessor and Lessee contained in the Leases of the respective flats and, in particular, but without prejudice to the generality of the foregoing, with regard to the repair, decoration and provision of services to, and insurance of, the property; and
 - (ii) In accordance with the duties of a manager set out in the Service Charge Residential Management Code of Practice ("the Code") published by the Royal Institution of Chartered Surveyors and

approved by the Secretary of State pursuant to section 87 of the Leasehold Reform Housing and Urban Development Act 1993

- 3 The Manager shall be entitled to the following remuneration by way of fees, which, for the avoidance of doubt, shall be recoverable as part of the Service Charge in accordance with the terms of the leases:
 - 3.1 A basic annual fee of £85 per unit (a total of £510 for the 6 units) or such charges as shall be agreed from time to time with the Lessor and the Lessees.
 - 3.2 In the case of major works outside normal routine maintenance works, remuneration charged on a reasonable time charged basis (current hourly rate being £65 per hour).
- 4 Value Added tax shall be payable in addition to the remuneration payable under this order.
- 5 The Manager shall receive all sums whether by way of ground rent, insurance premiums, payment of Service Charges or otherwise arising and due under the said Leases.
- 6 The Manager shall account to the freeholder for the time being of the property for the payment of ground rent received by him and shall apply the remaining amount by him (other than those representing his fees as specified above) in the performance of the covenants of the Lessor contained in the said Leases.
- 7 This order shall remain in force until varied or revoked by further Order of the Tribunal and the Applicants, the Respondents, other Lessees and their respective successors in title or the Manager shall each be at liberty to apply to this Tribunal for further directions.

Signed



A.L. Strowger, Chairman

Dated: 30/12/2003

A member of the Southern Leasehold Valuation Tribunal
appointed by the Lord Chancellor