

## **SOUTHERN LEASEHOLD VALUATION TRIBUNAL**

Re: Norton Lodge, 37 Florence Road, Bournemouth, BH5 1HJ  
Case No: 0015/05

BETWEEN:

Hamilton King Management Ltd (Applicant)

And

Mr J Martin & Ms Ackrill  
Mr K Anderton  
Mr D Mansbridge  
Mr & Mrs S carter  
Ms J Sheavills  
Mr & Mrs J Angel  
Mr S Robinson (Respondents)

Committee Mr A J Mellery-Pratt FRICS  
Mr C G Thompson

### **DECISION OF THE LEASEHOLD VALUATION TRIBUNAL**

- 1 This is an application pursuant to s 20ZA of the Landlord and Tenant Act 1985 (the Act) by the Landlord's agent (the Applicant) who seeks the consent of the Tribunal to dispense with the consultation procedures under s20 of the Act.
- 2 The Tribunal inspected the property at 10 am on 2 September 2005, although it was not clear from ground level the exact extent of the problem nor where access had been gained by the pigeons.
- 3 A hearing was held at Bournemouth Town Hall at 11 am on the same day, although no representative of the Applicant was in attendance, nor did any of the Respondents appear.
4. From the papers that had been put forward to the tribunal and copied to the parties, the Tribunal noted that the quotations for scaffolding, roof renewal and replacement and the clearance of the pigeon droppings, totalled £2837.62 including VAT. There was also a sample of a letter written to all the Respondents which had attached the quotations and advised the Respondents that the matter had been referred to the tribunal.
5. From the papers, the Tribunal were satisfied that the Respondents had been made aware of the extent of the works and the costs involved.
6. The Tribunal was also satisfied that all Respondents had been made aware of the time and the place of the hearing and it was noted that no objections had been received by the tribunal from any of the Respondents.


7. Subsequent to the hearing the Tribunal received from the managing agents for the freeholder, copies of accounts submitted by the contractors, as follows :-

J R Murphy & Co	£1777.19
Apex (pest control)	<u>£611.00</u>
	£2388.19

This is a slight increase on the builder's costs, to cover renewing the insulation, but a considerable saving on the cleaning costs as had been envisaged in the quote

8. Having considered all the circumstances, including the bundle of papers submitted by the Applicant, the Tribunal finds that this is an appropriate case in which the consultation procedures should be dispensed with and accordingly grants an order to the applicant under Section 20ZA.
9. The decision of the Tribunal is that an order be granted to the applicant under Section 20ZA of The Landlord and Tenant Act 1985 allowing the applicant to dispense with the consultation procedures under Section 20 of the Act.

Signed



A J Mellery-Pratt FRICS (Chairman)

8<sup>th</sup> September 2005