

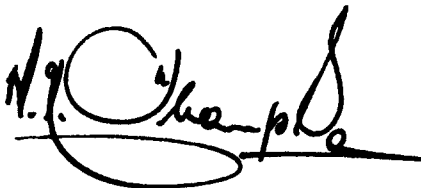
**Decision of the Leasehold Valuation Tribunal in respect of an application  
to dispense with the consultation requirements under Section 20ZA of  
the Landlord & Tenant Act 1985, in respect of Harrison Court, 2-33  
Bingham, Nottingham NG13 8TD**

**Mrs D Hodge on behalf of Nene Housing Society Limited (Applicant)**

**and**

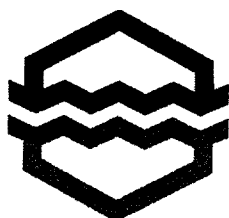
**The Residents of Harrison Court (Respondents)**

1. This is an application for consent to dispense with the consultation requirements under section 20ZA of the Landlord & Tenant Act 1985 ("the Act") in respect of major works proposed to be carried out at Harrison Court ("the property"), as more particularly described in the application dated 8<sup>th</sup> March 2006, and the submission in evidence by the Applicant dated 26<sup>th</sup> May 2006 (attached).
2. In response to the application fourteen residents expressed a wish to be treated as Respondents.
3. In accordance with Directions issued by the Tribunal on 10th May 2006, the Applicant's case was submitted on 26<sup>th</sup> May 2006. No submission was made by any of the Respondents at that stage, and no comments were received subsequently on the Applicant's initial submission.
4. Having considered the evidence and taking into account the apparent agreement of the Respondents to the application, the Tribunal considers that the circumstances of the case justify the grant of the order requested .
5. **Accordingly, the Tribunal grants consent for the Applicant to dispense with the consultation requirements of section 20ZA of the Act in respect of the replacement of the warden call system at the property by Tunstall Telecom at a cost of approximately £14,000.**

A handwritten signature in black ink, appearing to read 'N. R. Thompson', with a large, stylized flourish at the end.

**Nigel R Thompson  
Chairman**

**Date: 17<sup>th</sup> July 2006**



**nene**

**26 May 2006**

Harrison Court is a private sheltered scheme for residents over 60. It is a requirement of the lease that a warden is in place. (see appendix i). In order for the warden to perform their duties it is essential that a warden call system is in place.

The warden call system (emergency alarm) at Harrison Court is 20 years old. The rent officers' guidance on the life of warden call system is 10 to 15 years. (see appendix ii)

The current system is now obsolescent. Spare parts are no longer made. These have to be obtained from decommissioned systems which have been reconditioned. This adds time and cost to the repair and maintenance process. It has therefore been agreed that the current system needs replacing. The cost of this has been allowed for in the reserve fund and as such there will be no additional cost for residents.

The existing system is provided by Tunstall who also provide an annual maintenance service. A consortium has been set up by Rushcliffe Borough Council to provide an annual maintenance service. The consortium enables a discount on annual maintenance. The discount on annual maintenance has reduced the cost from £700.00 per annum to £450.00 per annum. This discount would be lost if the replacement system was not provided by Tunstall.

By purchasing the replacement system through Tunstall a discount on the new system of £2110.91 plus VAT can be obtained. (see appendix iii). Also pendants will be replaced with more up to date versions free of charge. (see appendix iv ) This discount and upgrade of equipment cannot be obtained through another provider.

The current system is hard wired into individual flats and bungalows. The wiring is compatible with the proposed new system therefore there would be minimum disruption to residents. If an alternative system were installed the hard wiring would have to be replaced which would mean significant disruption to residents.

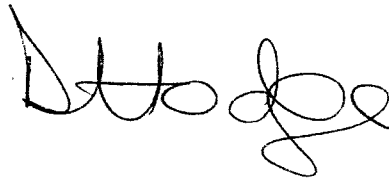
Additionally it is the only system that complies with British and European standards. (see appendix v)

All 20 sheltered schemes at Nene Housing Society have Tunstall equipment as standard. The quality and service has always been good and Nene Housing Society are happy to continue receiving equipment and services through Tunstall. Reliability is essential for such a critical service to elderly and often frail residents, other providers are an unknown quantity

Replacement of the system has been discussed with residents on 3 separate occasions at open meetings. These meetings were well attended with about two thirds representation at each of the meetings. Meeting dates were 29 November 2005; 7 March 2006; 11 April 2006. Residents have been given to opportunity to discuss any concerns with Nene staff, Rushcliffe borough council and Tunstall. (see appendix vi)

Therefore in view of the above we would recommend replacing with Tunstall equipment to ensure quality equipment and a reliable service, with significant cost savings.

Debbie Hodge  
Senior Rents and Service Charges Officer  
01733 295466

A handwritten signature in black ink, appearing to read 'Debbie Hodge', written in a cursive style.