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HM COURTS & TRIBUNAL SERVICE
LEASEHOLD VALUATION TRIBUNAL

DECISION OF THE LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1985
SECTION 20ZA

Property: Flats 1 – 4, 138 Barlow Moor Road, Didsbury, Manchester
M20 2PU

Applicant: The Didsbury Management Company Limited

Respondent: Mr.S.Murdoch

Tribunal members: Mrs.C.Wood (Chair)
Mr.D.Bailey

Date of decision: 10 September 2012

DECISION

Having regard to the evidence submitted by the parties, the Tribunal determines that, pursuant to section 20ZA(1) it is reasonable to dispense with the consultation requirements in relation to the qualifying works, namely, the roofing works to the Property.

In making this determination, the Tribunal noted that there had been consultation with all leaseholders, including the Respondent, regarding the need for the roofing works to be done and with regard to the selection of contractors (although not in compliance with the statutory procedure set out in section 20 Landlord and Tenant Act 1985). Further, the evidence submitted by both parties indicated that the Respondent accepted the need for the works to be done, and was willing to pay his contribution to those works.

Catherine Wood.

Catherine Wood (Chair)

Dated 10 October 2012