

# MAUNDER TAYLOR

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BRMT/mf  
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Dear John

## RE APPLICATION FOR MANAGEMENT ORDER - 33 FLATS IN LONDON SW16

Thank you for your letter of 4 March and as you know I have been involved in a number of applications to the LVT for an appointment of manager, I myself have been appointed on four occasions, and I expect to be appointed on another occasion this week.

The application itself will first require a notice under section 22 of the 1987 Act. In connection with your four items of dispute, a scheduled of dilapidations will have to be served in respect of items 1 and 4, providing for a reasonable time within which to carry out the works. That usually means a significant delay and the way in which we normally get around that is to give them a short period of time to agree that the matters require repair, and another short period of time to then have a specification prepared and tenders prepared with a longer period of time to actually carry out the works. A schedule of dilapidations can sometimes work to the disadvantage of the lessees in that the landlord then prepares a large schedule of dilapidations demands the money for the work and actually threatens to get on with it. The matter has to be handled very carefully. You will probably want to consider carefully any claims that the landlord has been responsible for negligence, any claims as to consequential damage which the landlord will have to pay for an matters such as that which will not "boomerang " back on to the lessees.

The reasonableness of payments for lift maintenance will mean looking at the history of the lift maintenance, the bills etc. and I would hope that your clients have been able to obtain copy bills for this to be investigated. A report from a lift maintenance engineer will be required.

The installation of mobile telephone basis (presumably on the roof), may be something outside the tenants' control, but that is more of a legal point on which you have probably already advised.

I attach a copy of our pamphlet dealing with dispute work.

I charge £180 per hour +VAT.

[www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk)

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It is my recommendation that three or four local managing agents (recommended by the RICS if the lessees do not have names and addresses) should be interviewed by a committee, and a choice made of one who is judged to be competent and one that can work well with the committee.

Yours sincerely,

B.R. MAUNDER TAYLOR