

Pavilion Court

Newsletter – September 2010



LVT Findings

On 13 September 2010 the Leasehold Valuation Tribunal (LVT) published their findings as a result of the case heard on 6 July 2010. The LVT recommended that a professional report on the damp problems in Pavilion Court be obtained and allocated £10,000 of your money for the production of this report. The existing reports were deemed not to cover the problem in sufficient detail.

We intend to go to competitive tender for the study next week and welcome suggestions for suitable chartered surveyors to undertake the work.

The board as a whole reject the findings of the LVT and consider this investigation to be a waste of your money at this stage, we are however bound by the findings of the LVT. The board fully expect that the report will endorse the work originally proposed.

Work will be proposed within this financial year based on the findings of the professional report and the charge will be levied in this financial year. You should budget for a sum at least equivalent to the sum originally proposed.

Sinking Fund

Following comments in the LVT report, funds will be transferred to a separate account for the roof sinking fund. This money will not be touched under any circumstances save for roof works. In future there will be no question of using the money to pay for such things as insuring the block. As a consequence if service charges are not paid in a timely manner and no funds are available then the block, and your flat, will not be insured.