

# Pavilion Court

## Newsletter – September 2010



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### Service Charges

We are pleased to report that it now seems that we are finally making some progress at Pavilion Court and by this we mean real progress in bringing the property up to a standard that we would all want to see.

This has largely been achieved because we now have a proven format of ensuring that the LVT dictate the level of service charges that we can levy and these service charges relating to the work that needs to be carried in out in adopting this policy has been a lot more difficult for the usual dissenters to not pay their fair share towards the maintenance and running of Pavilion Court. This is a policy that we intend to continue and we will be making an early application for next year's (2011/12) charges to be determined by the LVT. You will by now all have received a copy of the last LVT ruling for the 2010/11 year and we have enclosed with this letter a copy of a service charge DEMAND that reflects the ruling. If anyone does not have a copy of the ruling then you can view it on our website or you can send to the company a large A4 stamped address envelope with 'large letter' postage paid and we will take a copy of the one that we hold at the company offices and send it to you.

We now find ourselves in the best financial position that either Pavilion Court or Pavilion Court Right to Manage has ever been in with respect to service charge arrears. The actual arrears now stand at less than £10,000.00 but this we have to tell you has only been achieved by some determined effort of those we have employed to collect in the debt. This effort has resulted in three leases being cancelled, two lenders paying off the arrears and only one court case which has needed to be pursued. When this case is finally ruled upon it will allow us to collect in the surcharge debt from the small number of people who still seem to be intent on not complying with the terms of their lease. In reality we should approach each new service charge period without any debts and we do believe that we are fast approaching this ideal situation.

As we are now issuing the service charge DEMAND for the period September 2010 to September 2011 it may be worth just reminding you of the payment dates which are as follows:-

<b>Date</b>	<b>Amount to Pay</b>
29 September 2010	£698.05
25 March 2011	£598.05 plus whatever is determined by the survey

Please be advised that recovery action will commence fourteen days after the expiry of the payment date and this will be in the form of a section 146 notice for anyone who chooses not to pay. This could result in the termination of your lease. We rather hope that there will be no need to start recovery action against anyone as the sums are clear, they have been ruled on by the LVT and there should be no reason for anyone not to pay.

We were rather hoping that for the rest of 2010 and into 2011 we will be concentrating not on dealing with people who want to create difficulties and diversions to cover over the fact that they are not paying over the service charges but rather concentrate on managing your property and ensuring that we get maximum benefit from expenditure.