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**Richmond Housing Partnership v Smith & Anor [2006] EWLands LRX\_10\_2005 (23 January 2006)**

LRX/10/2005

LANDS TRIBUNAL

IN THE MATTER OF AN APPEAL AGAINST THE DECISION OF THE  
LEASEHOLD VALUATION TRIBUNAL

BETWEEN RICHMOND HOUSING PARTNERSHIP **Appellant**

On 13 January 2006

**Mr Stan Gallagher** instructed by Devonshires **for the Appellants**

*"1. This is **the Landlord's appeal against the decision of the Leasehold Valuation Tribunal** ("LVT") dated 16<sup>th</sup> November 2004, in so far as it restricted the amount recoverable as service charge in respect of works to the roof and to the Door Entry System at..."*

*4"... **the issue before the LVT and this Tribunal was whether the notice served on the respondent in order to comply with s.20 of the Act was "accompanied by a copy of the estimates [so obtained]"***

*5. **"The Section 20 notice showed the costs of the three lowest tenders...but did not have attached to it details of the tenders"***

***"The tribunal considered that the Section 20 notice served on the applicant was not in accordance with the requirements of Section 20. In particular Section 20(4)(b) requires that "a notice accompanied by a copy of the estimates shall be given to each of those tenants". This was manifestly not done."***

*"9. **The notices therefore not only were unaccompanied by copies of the estimates, they did not incorporate an accurate or complete copy of what was contained in each estimate..."***

*"10. These reasons are **sufficient to uphold the LVT's decision..."***

*"14... **the appeal will be dismissed"***

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