

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL
LEASEHOLD VALUATION TRIBUNAL

Reference: LVT/0049/03/15

In the Matter of 2, Manchester House, The Square, Aberbeeg, Abertillery NP13 2AB

Applicant Mr David Walker

Respondents Crown Management UK Ltd and Crown Builders Ltd

PENDERFYNIAD / DECISION

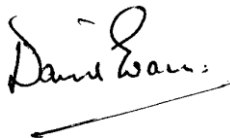
1. I have considered the Tribunal's decision of the 28th June 2016, the Completion Statement of the 14th August 2013 and the Revised Accounts and other papers referred to in the Directions dated 19th October 2016.
2. I have also considered Mr Collier's letter of the 1st November 2016. Neither Mr Collier nor the Applicant has dealt with the issue of the uncredited administration charge as directed in paragraph 6 of the Directions. I have noted that the Applicant's request for permission to appeal the Decision has been refused.
3. The Respondents have not made any comments in reply to Mr Collier's letter.
4. On the morning of this determination the Tribunal received a further letter from Mr Collier. I have read and considered the comments of that letter and have concluded that it is not necessary for me to seek observations from the Respondents in respect of its contents.
5. In accordance with Regulation 13 of y Rheoliadau Tribiwnlysoedd Prisio Lesddaliadau (Gweithdrefn)(Cymru) 2004 (the Leasehold Valuation Tribunals (Procedure)(Wales) Regulations 2004) as amended by y Rheoliadau Tribiwnlysoedd Prisio Lesddaliadau (Gweithdrefn)(Diwygio)(Cymru) 2005 (the Leasehold Valuation Tribunals (Procedure) (Amendment)(Wales) Regulations 2005) both parties were given not less than 28 days notice of the Tribunal's intention to proceed without an oral hearing. Neither party has requested an oral hearing.
6. I have determined that the Applicant was on the 14TH August 2013 entitled to a credit of £942.58 as follows:-

Total credits as per the Completion Statement	£1581.03
Less not applicable (deposit and ground rent)	<u>£ 914.25</u>
	£ 666.78
Less debit as per the Completion Statement	<u>£ 25.00</u>
	<u>£ 641.78</u>
2012 (Regis accounts) credit	£ 210.70
2013 (Regis accounts) credit	<u>£ 90.10</u>
TOTAL CREDIT	£ 942.58

NOTE: I have used the figures from the Completion Statement in preference to those in the Directions.

7. The Tribunal determined that the service costs reasonably incurred for the period 15/08/13 to 31/12/13 amounted to £2,929.29. The Applicant's 1/10th contribution therefore amounts to £292.93 (stated as £292.92 in the Directions but rounded up as is normal practice). As the Applicant's credit exceeds this sum, no payment is due. The Applicant's credit balance is reduced to £649.65.
8. The Tribunal determined that the service costs reasonably incurred for the period 01/01/14 – 31/12/14 amounted to £11,083.18. The Applicant's 1/10th contribution therefore amounts to £1,108.32. The Applicant is entitled to the credit brought forward from 2013 (£649.65). The Applicant is therefore liable to pay the Respondent £458.67. This sum is to be paid without deductions within 21 days of the date of this Decision.
9. The Tribunal determined that a reasonable payment on account of service costs for the period 01/01/15 – 31/12/15 was £6,900. The Applicant's 1/10th contribution therefore amounts to £690.00. I do not know if the actual service costs for 2015 were greater or less than £6,900. The Applicant is nonetheless directed to pay the Respondent the sum of £690 without any deductions within 21 days of the date of this Decision. If the actual costs for 2015 are less than £6,900 the Applicant is entitled to a credit in respect of the over-payment against his contribution towards the service costs for the following year(s).
10. The effect of this decision is that the Applicant is to pay the Respondents the sum of £1,148.67 without any deductions within 21 days of this Decision.

DATED this 18th day of November 2016

A handwritten signature in black ink, appearing to read "David Evans", with a horizontal line underneath it.

CADEIRYDD/CHAIRMAN