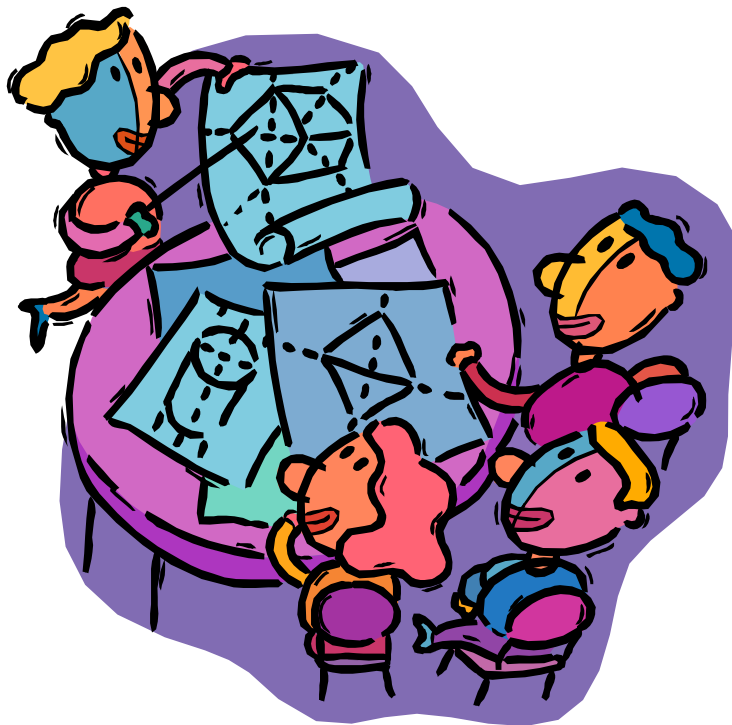


# 2010

ROTHERHAM LTD

TURNING HOUSES INTO HOMES

## Leaseholders - Section 20 Consultations



This booklet has been produced to explain how 2010 Rotherham Ltd will consult with leaseholders when it becomes necessary to issue a Section 20 Notice.

2010 Rotherham Ltd  
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# SECTION 20 EXPLAINED

Under 'Section 20' of the Landlord & Tenant Act 1985, you are entitled to be consulted where we propose to carry out any works that are estimated to cost you, as a leaseholder, more than £250 and in some circumstances £100.

- Introduction

This leaflet gives you a brief summary of the regulations that 2010 Rotherham Ltd have to follow when consulting with Leaseholders regarding work or services which you have to pay for. These regulations came into effect in October 2003 as part of the Commonhold and Leasehold Reform Act 2002.

- Why must we consult Leaseholders?

Under the terms of your lease you must pay towards the cost of any services or work to the block your home is in. You do this by paying service charges. However, under section 20 of the landlord and tenant act 1985 (amended by section 151 of the Commonhold and Leasehold Reform Act 2002) we must consult you about certain works and services that you must pay for.

- What must we consult Leaseholders about?

On behalf of your landlord RMBC, we must consult you before we can do any of the following:

- \* Carry out any work which will cost any one leaseholder more than £250. This includes repairs, maintenance and improvements to your block.
- \* Enter into a long-term agreement (for more than 12 months) with outside contractors for works, supplies or services which will cost any one leaseholder more than £100 a year. Examples include communal cleaning and grounds maintenance.
- \* Carry out work under a long agreement where the work will cost any one leaseholder more than £250

- What is a section 20 notice?

A section 20 notice (S20) is a notice to tell you that we intend to carry out works or provide a service that leaseholders will have to pay towards. We must serve a S20 on any leaseholder that will be affected by the work or receive the service. The S20 will give information about the type of works planned and also the estimated costs of the works. On the section 20 there will be advice on how to make observation of the planned works and the timescale you have to be able to do this.

- What happens if we don't consult you?

If we do not follow regulations and consult leaseholders in advance we are then limited to how much we can charge you for the work or service. The limits are £250 per item of repair work and £100 for services that we provide under a long-term agreement.

In certain circumstances, we can apply to the Leasehold Valuation Tribunal (LVT) for 'dispensation'. If the LVT gave dispensation we would not have to follow the rules fully. However we would have to prove that we had taken all reasonable steps to make leaseholders aware of our plans and that the situation was an emergency. An example of this might be a storm causing damage to guttering or a roof where repair works are needed immediately.