

MAN/30UK/LDC/2007/0004

**LEASEHOLD VALUATION TRIBUNAL
OF THE
NORTHERN RENT ASSESSMENT PANEL**

DECISION OF THE LEASEHOLD VALUATION TRIBUNAL

LANDLORD AND TENANT ACT 1985 SECTION 20ZA

Property: Various Flats and Maisonettes at Adelphi Street Ashmoor Street Birkdale Drive Harcore Street Lancaster Road Murry Street Sion Hill St Thomas Street Agnes Street Beacon Court Bleasdale Street East Gillette Street Heywood Road Hopwood Street and Walker Street Preston

Applicants: Community Gateway Housing Association Limited

Respondents: See schedule attached

Chairman: Mr G C Freeman

Surveyor Member: Mrs E Thornton Firkin

DECISION

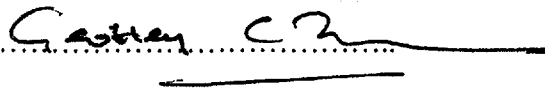
UPON considering:-

- 1 The application from the Community Gateway Housing Association dated 6 June 2007 and
- 2 Letter from the Applicant dated 19 September 2007 enclosing budgeting costs of FDG projects and Bramall Construction Limited.
- 3 Structural Engineers Report from RSCE Consulting Engineers dated February 2007

and there being no objection from any of the Respondents the Tribunal orders that the requirement for consultation with the Respondents for repair works to be carried out to the property by the Applicant contained in Section 20 of the Landlord and Tenant Act 1985 be dispensed with so far as the works referred to in the documents mentioned above.

Dated this 23rd day of November 2007

.....
Chairman



SCHEDULE OF RESPONDENTS

Mr Carl Davies – 135 Adelphi Street PR1 7BH
Mr William Farrell – 7A Ashmoor Street PR1 7DX
Mao Runjie & Zhou Rongrong – 21A Ashmoor Street PR1 7DX
Mrs Christine Helm – 12A Birkdale Drive PR2 1UL
Mr S Sumner & Ms A M Duddy – 37A Harcourt Street PR1 7EQ
Mr Alan & Mrs Patricia Stankus – 51A Harcourt Street PR1 7EQ
Chen Yu Wong & Po Man Wong – 185A Lancaster Road PR1 7EQ
Mr Dennis & Mrs Catherine Anderton – 187A Lancaster Road PR1 7EQ
Mr Colin & Mrs Patricia Head – 189A Lancaster Road PR1 7EQ
Ms Caroline Susan Shuttleworth – 191A Lancaster Road PR1 7EQ
Ms Carole-Ann Marshall – 193A Lancaster Road PR1 7EQ
Ms Elizabeth Ackers & Mr D Gallagher – 195A Lancaster Road PR1 7EQ
Mr Robin Bickerstaffe – 14A Murray Street PR1 7HY
Mrs Ruth Norton – 16A Murray Street PR1 7HY
Mahmud Fattah Mariwan – 24A Murray Street PR1 7HY
Ms G Murphy – 26A Murray Street PR1 7HY
Mr Ian Ashworth – 2A Sion Hill PR2 6RN
Mr & Mrs Philip M Garside – 27A St Thomas Street PR1 1JU
Mr J Bibby – 2A Agnes Street PR1 1XD
Mr D S & Mrs M Adams – 6A Agnes Street PR1 1XD
Mr R & Mrs B Sayer – 1 Beacon Court PR3 2BY
Mrs P Coyne – 2 Beacon Court PR3 2BY
Mrs M May – 3 Beacon Court PR3 2BY
Ms Jennie Baxendale – 4 Beacon Court PR3 2BY
Ms Diane Shuttleworth – 5 Beacon Court PR3 2BY
Ms Sylvia Lillian Kane – 6 Beacon Court PR3 2BY
Mrs A Parker – 7 Beacon Court PR3 2BY
Mrs Sarah J Eyles-Chaloner – 8 Beacon Court PR3 2BY
Ms Eluned H McGrenery – 22A Bleasdale Street East PR1 5DB
Mr William Carroll – 24A Bleasdale Street East PR1 5DB
Mr D Christy – 30A Bleasdale Street East PR1 5DB
Mr & Mrs J Townson – 36A Bleasdale Street East PR1 5DB
Ms E Knowles & Mr M J Mason – 44A Bleasdale Street East PR1 5DB
Mr Anthony Edward Kimmins – 1A Egan Street PR1 1XE
Mr Harold & Mrs Bridget Shaw – 7A Egan Street PR1 1XE
Ms Irene Roberts – 1A Gillett Street – PR1 5HX
Mr Somanna Pediredla – 47A Gillett Street PR1 5HX
Mr Shaun Wright – 12A Heywood Road PR2 1UE
Mrs P J Dunderdale – 22A Heywood Road PR2 1UE
Mr T J & Mrs S J Sayers – 28A Heywood Road PR2 1UE
Mr & Mrs P Houghton – 23B Hopwood Street PR1 1UY
Mr Wayne Keighley – 25B Hopwood Street
Ms Doris Picking – 27B Hopwood Street
Mrs R Moxham – 163A Lancaster Road PR1 2QL
Ms Maureen Hornby – 167A Lancaster Road PR1 2QL
Mrs Joanne Dye – 169A Lancaster Road PR1 2QL
Mr Kenneth Porter – 119A Walker Street PR1 2RR
Ismail Zohra – 131A Walker Street PR1 2RR