

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL
LEASEHOLD VALUATION TRIBUNAL

Reference: LVT/0068/01/14

In the Matter of 74 Festival Crescent, New Inn, Pontypool, NP4 0HN

APPLICANT William Osman

RESPONDENTS Bron Afon Community Housing Ltd

Upon hearing for Applicant in person and Mr Phylip Richards, Solicitor, on behalf of the Respondent.

IT IS RECORDED THAT THE PARTIES HAVE AGREED as follows:

1. The Applicant has agreed that there is no issue relating to the S.20 Consultation Procedure.
2. The Applicant accepts that the Respondent is entitled under the terms of the Applicant's lease to carry out the following works:
 - a) The removal of the existing cavity wall insulation (CWI) and the application of external wall insulation (EWI).
 - b) The re-rendering of the outhouse walls and renewal of the tiles/slates on the outhouse and porch roofs.
 - c) The replacement of all the doors and windows at the Property.
3. The Respondent has agreed that the Applicant will not be charged for the removal of the CWI.
4. The current estimates for the works are:

a) EWI	£7,372.12
b) Roof	£3,755.59
c) Doors and Windows	£ 285.75

The Applicant's contribution to the cost of the works are:

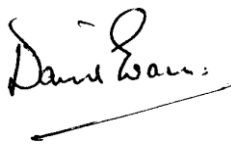
a) EWI (½ half)	£3,686.06
b) Roof (½ half)	£1,877.80
c) Doors and Windows	<u>£ 285.75</u>
	<u>£5,849.61</u>

5. The Applicant accepts that the charges of £5,849.61 are reasonable.

6. The Respondent has agreed that:

- a) It will not charge a management fee
- b) It will agree to a 5% discount off the final invoiced amount provided it is paid within 30 days of demand.
- c) Any additional contribution payable by the Applicant as a result of any additions or variables will be capped at £500.
- d) It will not charge the Applicant for any of its costs of these proceedings including those of its surveyors.

Dated this 28th day of May 2014

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

CADEIRYDD/CHAIRMAN