

SCHEDULE**DISPUTED SERVICE CHARGES S/C YEAR ENDED [2018]**

Case Reference:	LON/00AE/LSC/2024/0057
Premises	31a West Ella Road, London, NW10 9PT

ITEM	COST	TENANT'S COMMENTS *	LANDLORD'S COMMENTS *	LEAVE BLANK (FOR THE TRIBUNAL)
Building insurance	£ 1338.14	Excessive got quote for £581.54		The figure quoted is the total insurance premium including brokers fee and a management charge. Only half is sought from the Applicant. See our decision at paragraph 12 for this year and ongoing
Management fee for collecting Ground rent	£54.00	The lease does not state the lessor can charge a fee for collecting ground rent		We agree. We could not see any provisions for the recovery of a management charge within the terms of the lease. In this instance the sum of £54 is disallowed

SCHEDULE

DISPUTED SERVICE CHARGES S/C YEAR ENDED [2019]

Case Reference:	LON/00AE/LSC/2024/0057
Premises	31a West Ella Road, London, NW10 9PT

ITEM	COST	TENANT'S COMMENTS *	LANDLORD'S COMMENTS *	LEAVE BLANK (FOR THE TRIBUNAL)
Building insurance	£ 1376.58	Excessive got quote for £581.54		See our decision at para 12 as to the sum allowed
Window cleaning	£59.00	The responsibility of cleaning windows is the lessees not freeholder as set out in the lease		The lease does not enable the landlord to charge for cleaning windows as set out in our decision. This sum is therefore disallowed for all years in dispute
Management fee for collecting Ground rent	£56.40	The lease does not state the lessor can charge a fee for collecting ground rent		See above £56.40 disallowed

Fire safety survey	£269.04	Excessive only has a single story communal area and got quote for £130.80 including vat		See our decision. We allow the sum of £130.80 for this charge as per the alternate quote at page 313 of the bundle which gives a charge of £65.40 as being payable
Fire safety service	£290.28	Excessive got quote for £110		Disallowed. Instead, we allow the alternate figure produced by LCL of £110, the moiety of which would be £55 and allow this for each annual service

SCHEDULE

DISPUTED SERVICE CHARGES S/C YEAR ENDED [2020]

Case Reference:	LON/00AE/LSC/2024/0057
Premises	31a West Ella Road, London, NW10 9PT

ITEM	COST	TENANT'S COMMENTS *	LANDLORD'S COMMENTS *	LEAVE BLANK (FOR THE TRIBUNAL)
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Building insurance	£ 1442.52	Excessive got quote for £581.54		As above see decision as to the sum allowed
Window cleaning	£235.62	The responsibility of cleaning windows is the lessees not freeholder as set out in the lease		Disallowed in full
Management fee for collecting Ground rent	£57.60	The lease does not state the lessor can charge a fee for collecting ground rent		Disallowed in full
Drain works	£960.00	No drains work has been carried out. Management fee for work was £300 – nearly 50% of cost		Disallowed in full
Fire safety service	£290.28	Excessive got quote for £110		£55 allowed

SCHEDULE

DISPUTED SERVICE CHARGES S/C YEAR ENDED [2021]

Case Reference:	LON/00AE/LSC/2024/0057
Premises	31a West Ella Road, London, NW10 9PT

ITEM	COST	TENANT'S COMMENTS *	LANDLORD'S COMMENTS *	LEAVE BLANK (FOR THE TRIBUNAL)
Building insurance	£ 1442.54	Excessive got quote for £581.54		See decision as to sum allowed
Window cleaning	£128.54	The responsibility of cleaning windows is the lessees not freeholder as set out in the lease		Disallowed in full
Fire safety survey	£297.36	Carried out in 2018 and should be conducted every 5 years. The building is only 3 stories and has no cladding.		Disallowed in full
Management fee for collecting Ground rent	£60.00	The lease does not state the lessor can charge a fee for collecting ground rent		Disallowed in full
Fire safety service	£290.28	Excessive got quote for £110		£55 allowed

SCHEDULE

DISPUTED SERVICE CHARGES S/C YEAR ENDED [2022]

Case Reference:	LON/00AE/LSC/2024/0057
Premises	31a West Ella Road, London, NW10 9PT

ITEM	COST	TENANT'S COMMENTS *	LANDLORD'S COMMENTS *	LEAVE BLANK (FOR THE TRIBUNAL)
Building insurance	£ 1736.58	Excessive got quote for £581.54		See decision as to the sum allowed
Window cleaning	£407.36	The responsibility of cleaning windows is the lessees not freeholder as set out in the lease		Disallowed in full
Fire door survey	£99.88	Already carried out this year not necessary to carry out again		Disallowed in full
Fire door inspection	£42.48	Already carried out this year not necessary to carry out again		Disallowed in full
FHS Risk assessment	£297.36	Carried out in 2018 and should be conducted every 5 years. The building is only 3 stories and has no cladding.		Disallowed in full
Fire safety service	£290.28	Excessive got quote for £110		£55 allowed
ECIR	£467.28	Excessive got quote for £154.80		£77.40 allowed
Emergency lighting repair	£448.40	Excessive		£143.40 allowed
Cost assessment for insurance reinstatement	£257.00	This survey was carried out in the previous year. That survey does not need to be carried out every year.		Disallowed in full
Management fee for collecting Ground rent	£62.40	The lease does not state the lessor can charge a fee for collecting ground rent		Disallowed in full

Preventative Maintenance survey	£658.44	Not necessary to carry out on a property of this size. PPM surveys are considered necessary for blocks of apartments and larger, complex historically important privately owned dwellings. None of the works highlighted in the report have been carried out to date.		Allow £279.00
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DISPUTED SERVICE CHARGES S/C YEAR ENDED [2023]

Case Reference:	LON/00AE/LSC/2024/0057
Premises	31a West Ella Road, London, NW10 9PT

ITEM	COST	TENANT'S COMMENTS *	LANDLORD'S COMMENTS *	LEAVE BLANK (FOR THE TRIBUNAL)
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Building insurance	£ 2,169.98	Excessive got quote for £581.54		See decision as to the sum allowed
Window cleaning	£276.12	The responsibility of cleaning windows is the lessees not freeholder as set out in the lease		Disallowed in full
Gutter cleaning	£254.88	The gutters have never been cleaned, always advised in advance when they will be attending and never have turned up. Need access to clean the gutters in the rear.		Disallowed in full
Electric works	£587.64	Requested details of works carried out with no response or proof of work. No works have been carried out. Second invoice within 6 weeks		Disallowed in full
Electrical works	£294.54	Requested details of works carried out with no response or proof of work. No work has been carried out.		Disallowed in full
FHS Risk assessment	£481.44	Carried out in 2018 and should be conducted every 5 years. The building is only 3 stories and has no cladding.		Allow £204
Electricity bill	£349.72	Excessive, invoices are always under £20 which I queried and I requested the invoice from the supplier – no documents have been provided		Disallowed in full see credit note at page 242
Gate repair	£205.32	Never carried out, a male came in the evening (dark) and broke/detached the gate latch		Disallowed in full

		from the wall so now it does not close the gate did not need fixing but now needs fixing		
Step Repair	£560.50	Work not carried out, the property does not have a step		Disallowed in full
BNO standard Audit	£580.56	Not necessary to carry out the as the freeholder is only responsible for the communal parts of the building. I have requested a copy of the report and never provided. Not a NICEIC-registered tradesperson		Disallowed in full
Advanced Electrical Audit	£592.08	Only necessary if a building has been flagged or there is a concern for electrical safety. The building has already had an EICR check with no concerns flagged. I requested a copy of the report and was advised it was a failed visit Not a NICEIC-registered tradesperson		Disallowed in full
Advanced Electrical Audit	£552.24	Only necessary if a building has been flagged or there is a concern for electrical safety. The building has already had an EICR check with no concerns flagged.		Disallowed in full

		I requested a copy of the report and again on the invoice it states unable to verify flat A due to no access another failed visit – not paid Not a NICEIC-registered tradesperson		
Roof Works	£587.64	Excessive – Only 2 good tiles were replaced - got a quote for £170.		£85 allowed
Gutter clean and inspection	£148.68	The gutters have never been cleaned, always advised in advance when they will be attending and never have turned up. Need access to clean the rear.		Disallowed in full
Management fee for collecting Ground rent	£64.80	The lease does not state the lessor can charge a fee for collecting ground rent		Disallowed in full
Fire safety service	£290.28	Excessive got quote for £110		£55

DISPUTED SERVICE CHARGES S/C YEAR ENDED [2024]

Case Reference:	LON/00AE/LSC/2024/0057
Premises	31a West Ella Road, London, NW10 9PT

ITEM	COST	TENANT'S COMMENTS *	LANDLORD'S COMMENTS *	LEAVE BLANK (FOR THE TRIBUNAL)
Building insurance	£ 1892.22	Excessive got quote for £581.54		See decision for the sum allowed

Window cleaning	£92.04	The responsibility of cleaning windows is the lessees not freeholder as set out in the lease		Disallowed in full see decision for reasons
FHS Risk assessment	£481.44	Excessive only has a single story communal area and got quote for £130.80 including vat		Disallowed in full
Management fee for collecting Ground rent	£67.20	The lease does not state the lessor can charge a fee for collecting ground rent		Disallowed in full
Fire safety service	£410.64	Excessive got quote for £110		£55 allowed
Advanced Electrical Audit	£552.24	Only necessary if a building has been flagged or there is a concern for electrical safety. The building has already had a EICR check with no concerns flagged. I requested a copy of the report and again on the invoiced it states unable to verify flat A due to no access another failed visit – not paid. Not NICEIC registered tradesperson		Disallowed in full
Gutters clean and inspection	£146.68	The gutters have never been cleaned, always advised in advance when they will be attending and never turned up. Need access to the rear		Disallowed for the reasons set out in our decision
Fascia work	£587.64	The work has never been carried out		Allowed, the applicants half share being £249 after excluding any management fee

