



Residential  
Property  
TRIBUNAL SERVICE

**RESIDENTIAL PROPERTY TRIBUNAL SERVICE**

**CORRECTION CERTIFICATE  
ISSUED BY  
LEASEHOLD VALUATION TRIBUNAL for the  
MIDLAND RENT ASSESSMENT PANEL**

**Landlord and Tenant Act 1985 Section 27A  
Leasehold Valuation Tribunals (Procedure)(England) Regulations 2003**

---

**BIR/00CN/LSC/2009/0021**

**Premises:** Westside One, 22 Suffolk St, Queensway,  
Birmingham B1 1LS

**Applicants:** Lessees of Westside One

**Represented by:** Mr P A Thomason

**First Respondent:** Wenghold Limited

**Second Respondent** Estates & Management Ltd

**Respondents' agent:** County Estate Management Ltd

**Represented by:** Mr S Gallagher of counsel

**Tribunal:** Mr J C Avery BSc FRICS  
Mr N G M Elliott MA  
Mrs C L Smith

---

1. In respect of an application under section 27A of the Landlord and Tenant Act 1985 the Tribunal issued a determination which included determinations of deductions from individual charges and an annex (Annex 2) which summarised the deductions that had been either determined by the tribunal or agreed by the parties.

2. The annex contained eighteen determinations and fourteen agreements.
3. The Respondent has requested a correction certificate to correct four accidental slips or omissions in Annex 2, where the figures are in conflict with the determinations in the body of the decision.
4. Regulation 18(7) of the Leasehold Valuation Tribunals (Procedure) (England) Regulations 2003 provides that the chairman of the tribunal may sign a certificate correcting any clerical mistakes in a document or any errors arising in it from an accidental slip or omission.
5. The chairman of the tribunal agrees that the Annex contained accidental slips or omissions and issues this Correction Certificate replacing the original Annex with the attachment, headed "Westside One Corrected Annex 2 19 October 2010, calculating the total deductions as £56,402.62.

Chairman J C Avery



Date 19 October 2010

Year	Service	Financial Statements	Tribunal deduction	Agreed deduction	Total deductions
2005-6	Cleaning	£8,944.00		£3,360.00	£3,360.00
	Insurance	£11,675.00	£1,813.00		£1,813.00
	Electricity	£12,213.00		£4,110.73	£4,110.73
	Accountancy fees	£3,411.00	£1,225.00		£1,225.00
	Repairs	£3,375.00		£2,440.41	£2,440.41
	Security	£738.00		£272.02	£272.02
	Management fees	£9,808.00		£7,402.50	£7,402.50
					20,623.66
2006-7	Cleaning	£7,803.00	£2,915.00		£2,915.00
	Insurance	£21,627.00	£1,245.00		£1,245.00
	Repairs	£4,656.00	£52.70		£52.70
	Concierge	£22,241.00	£713.75	£92.60	£806.35
	External window cleaning	£4,450.00	£2,643.00		£2,643.00
	Security	£2,767.00	£155.00		£155.00
	Management fees	£12,215.00	£2,965.00		£2,965.00
					10,782.05
2007-8	Cleaning	£8,137.00	£3,249.00		£3,249.00
	Insurance	£20,337.00	£2,853.00		£2,853.00
	Repairs	£4,050.00		£2,053.70	£2,053.70
	Concierge	£20,471.00	£297.40	£65.00	£362.40
	External window cleaning	£3,701.00		£925.07	£925.07
	Security	£402.00		£156.07	£156.07
	Management fees	£13,130.00	£3,880.00		£3,880.00
	Legal fees	£2,585.00		£2,585.00	£2,585.00
					16,064.24
2008-9	Cleaning	£7,266.00	£2,378.00		£2,378.00
	Insurance	£19,554.00	£364.00		£364.00
	Repairs	£7,258.00	£1,441.00	£1,057.79	£2,498.79
	Accountancy fees	£3,173.00	£250.00		£250.00
	Security	£646.00		£160.53	£160.53
	Management fees	£12,314.00	£3,064.00	£217.35	£3,281.35
					8,932.67
					56,402.62