Section 20

Landlord and tenant act 1985 consultation flowchart

MAJOR WORKS [No Public Notice Requirements]

abacus solicitors

LANDLORD serves NOTICE OF INTENTION on all tenants and Recognised Tenant's Association [RTA]

30 DAYS

TENANTS may:

- *Make observations on proposed works*
- *Nominate a person or persons from whom the landlord should try to obtain an estimate for the proposed works*

On expiry of 30 day notice period

LANDLORD must obtain AT LEAST 2 estimates:

- *From 1 (or sometimes 2) of tenant's nominees*
- *At least 1 from a contractor WHOLLY UNCONNECTED with landlord*

Once estimates have been obtained

LANLORD serves on all tenants and RTA's a PARAGRAPH (b) STATEMENT - INVITING OBSERVATIONS:

- *Free of charge*
- *Summarising at least 2 of the estimates*
- *Setting out any observations recieved*
- *Setting out landlord's response to observations*

ALL ESTIMATES TO BE MADE AVAILABLE FOR INSPECTION

30 DAYS

TENANTS may respond to landlord's Paragraph (b) Statement and make observations

Once [if] received

LANDLORD is obliged to consider the observations BUT OTHERWISE FREE TO ENTER INTO CONTRACT FOR WORKS if:

- *Contracts with a nominee of tenant or RTA*
- *Contracts with person who supplied lowest estimate*

ONLY if NEITHER of above parties are appointed - 21 DAYS AFTER APPOINTMENT/CONTRACT

LANDLORD serves on tenants and RTA NTOICE stating:

- *Reasons for awarding contract*
- *Setting out observations received*
- *Setting out responses to observations*