Section 20

Landlord and Tenant act 1985 consultation flowchart MAJOR WORKS

LANDLORD serves NOTICE OF INTENTION on all tenants and Recognised Tenant's Associations [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 days 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

LANDLORD 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 received
- 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 NOTICE stating:

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