

SCHEDULE 1
TENEMENT MANAGEMENT SCHEME

RULE 3 –

MATTERS ON WHICH SCHEME DECISIONS MAY BE MADE

Scheme decisions relating to maintenance

- 3.2 If the owners make a scheme decision to carry out maintenance to scheme property or if a manager decides, by virtue of a scheme decision, that maintenance needs to be carried out to scheme property, the owners may make a scheme decision on any of the following matters—
- (a) to appoint on such terms as they may determine a person (who may be an owner or a firm) to manage the carrying out of the maintenance,
 - (b) to instruct or arrange for the carrying out of the maintenance,
 - (c) subject to rule 3.3, to require each owner to deposit—
 - (i) by such date as they may decide (being a date not less than 28 days after the requirement is made of that owner), and
 - (ii) with such person as they may nominate for the purpose, a sum of money (being a sum not exceeding that owner's apportioned share of a reasonable estimate of the cost of the maintenance),
 - (d) to take such other steps as are necessary to ensure that the maintenance is carried out to a satisfactory standard and completed in good time.