



All-Party Parliamentary Group on Leasehold and Commonhold Reform
House of Commons, London SW1A 0AA
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Rt Hon Sir Keith Lindblom
Senior President of Tribunals
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Royal Courts of Justice
Strand
London WC2A 2LL

Sent via email to: website.enquiries@judiciary.uk

8th

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APPG/PB/Davidoff/001/LKP

Dear Sir Keith Lindblom,

As co-chair of the All-Party Parliamentary Group on Leasehold and Commonhold reform (APPG) I wish you well in your newly appointed role and welcome your first annual report, robust strategic objectives, and promotion of ‘One Judiciary.’

I should be grateful for your views please on a matter brought to my attention by the APPG secretariat and registered charity Leasehold Knowledge Partnership (LKP) involving a residential leasehold property manager, Mr Richard Davidoff of ABC Block Management Limited as appointed by the First-Tier Tribunal Property Chamber (FTT) under section 24 Landlord and Tenant Act 1987.

LKP’s main concerns arose following the tribunal decision in [LON/00AL/LSC/2020/0111](#) & [LON/00AL/LAM/2018/0012](#) wherein the tribunal failed to find Mr Davidoff ‘...to be a satisfactory witness’. In para 22 (iii) referring to Mr Davidoff the tribunal stated ‘...His position was that the Management Order gave him complete discretion as to how he managed the property. His duty to engage with the tenants was limited to that required by the 1985 Act. In his closing submissions, he (Mr Davidoff) stated that he had concluded that the tenants had never wanted to spend any money on the property from the outset. We reject this suggestion for which there is no foundation. However, this is indicative of the dismissive attitude which he has adopted towards the tenants’.

President of the Property Tribunal Judge Siobhan McGrath recently replied to LKP’s inquiries relating to Mr Davidoff and his role as an appointed tribunal officer and stated:

“As far as I can ascertain from the Tribunal records, you are correct to say that there are two other properties where there are extant management orders under which Mr Davidoff has been appointed as a Tribunal manager in London.

“The case references are [LAM/2019/0007](#) and [LAM/2020/0019](#).”

Replying to leaseholders who raised similar concerns about Mr Davidoff, Judge McGrath said she “cannot comment on Tribunal determinations or the reasoning given for any decision.’ Nor does she have power to

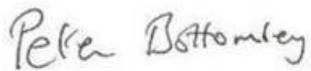
conduct an inquiry into the conduct of Mr Davidoff in respect of any other property where he been appointed as a manager.

I understand Judge McGrath is due to publish a Practice Statement in respect of applications under section 24 for the appointment of managers to give guidance on the tribunal's expectation of proposed managers and the standards required of tribunal appointed managers.

I have raised a number of questions in the House of Commons on this matter and I should be grateful if you might kindly confirm what measures the tribunal is taking to allow inquiries into the conduct and where necessary the removal of unscrupulous/incompetent tribunal appointed officers abusing their position and indeed undermining the integrity of the tribunal.

Thank you for looking into this matter and I look forward to hearing back from you.

Yours sincerely,

A handwritten signature in blue ink that reads "Peter Bottomley". The signature is written in a cursive, slightly slanted style.

Sir Peter Bottomley MP