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Property
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**SOUTHERN RENT ASSESSMENT PANEL
LEASEHOLD VALUATION TRIBUNAL**

Case Reference: CHI/00ML/LVT/2007/002

**CORRECTED DECISION OF THE LEASEHOLD VALUATION TRIBUNAL
ON AN APPLICATION UNDER PART IV OF THE
LANDLORD AND TENANT ACT 1987**

Premises: 63 LANSLOWNE STREET HOVE

Applicants: HOWARD SPENCER & MATTHEW THOMPSON (flat 2)
MR J LINDSAY-HALLS (flat 3)
MRS FRANCES BAKER (flat 4)

Respondent: MR COLIN BRACE (1)
WESTFIELD INVESTMENTS LTD (2)

Date of Decision:18 December 2007.....

CORRECTED DECISION

The parties having agreed a settlement an order is made in the terms of the Consent Order attached hereto, and this application is withdrawn by the Applicants.

This decision stands in substitution for the decision previously issued and dated 9 November 2007 which contained typographical errors



Frances Silverman

Chairman
18 December 2007



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APPLICATION UNDER PART IV OF THE
LANDLORD AND TENANT ACT 1987**

Premises: 63 LANSDOWNE STREET HOVE

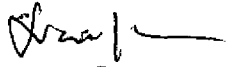
**Applicants: HOWARD SPENCER & MATTHEW THOMPSON (flat 2)
MR J LINDSAY-HALLS (flat 3)
MRS FRANCES BAKER (flat 4)**

**Respondent: MR COLIN BRACE (1)
WESTFIELD INVESTMENTS LTD (2)**

Date of Decision:9 November 2007.....

DECISION

The parties having agreed a settlement in the terms of the Consent Order attached hereto, this application is withdrawn by the Applicants.



Frances Silverman

Chairman

9 November 2007

**SOUTHERN RENT ASSESSMENT PANEL
& LEASEHOLD VALUATION TRIBUNAL**

CASE NO. CHI/00ML/LVT/2007/002

**IN THE MATTER OF PART IV OF THE LANDLORD & TENANT ACT 1987 ("THE 1987
ACT")
AND IN THE MATTER OF 63 LANSDOWNE STREET, HOVE ("THE BUILDING")**

BETWEEN:

**HOWARD SPENCER & MATTHEW THOMPSON (Flat 2)
MR J LINDSAY-HALLS (Flat 3)
MRS FRANCES BAKER (Flat 4)**

Applicants

- and -

**MR COLIN BRACE (1)
WESTFIELD INVESTMENTS LIMITED (2)**

Respondent

CONSENT ORDER

UPON the parties agreeing the terms set out below

BY CONSENT

IT IS ORDERED that:

1. The leases of all four flats at the Building be varied in the following manner, pursuant to section 38(3) of the Landlord and Tenant Act 1987:

1.1 The leases of Flats 2, 3 and 4 at the Building are each varied so that the description of the Building at paragraph 4 of the particulars is amended to read:

63 Lansdowne Street Hove

(Basement, Ground, First and Second Floors)

1.2 The leases of Flats 2, 3 and 4 at the Building are each varied so that the tenants share of total expenditure at paragraph 7 of the particulars is amended to read:

Twenty Seven per centum (27%)

1.3 The lease of the Basement Flat at the Building is varied so that the tenant's share of total expenditure at paragraph 7 of the particulars is amended to read:

Nineteen per centum (19%)

2. Each of the parties shall bear their own costs in relation to these proceeding and it is declared pursuant to section 20C of the Landlord and Tenant Act 1985 that all or any of the costs incurred, or to be incurred, by the Respondents in connection with these proceedings are not to be regarded as relevant costs to be taken into account in determining the amount of any service charge payable by the tenants at the Building

Dated 08 November 2007

We consent to an Order in the above terms



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Osler Donegan Taylor

Solicitors for the Applicants



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ASB Law

Solicitors for the Respondents