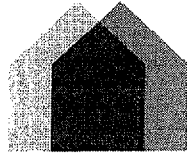


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**Residential
Property**
TRIBUNAL SERVICE

**LONDON RENT ASSESSMENT PANEL
LEASEHOLD VALUATION TRIBUNAL**

Case Reference: LON/OOAY/OLR/2008/0437

**THE LEASEHOLD VALUATION TRIBUNAL ON AN APPLICATION UNDER
SECTION 60 Of the Leasehold Reform Housing and Urban Development
Act 1993**

Applicant: Robert Leslie Stratton

Respondent: Daejan Properties Limited

Premises: 72 Cameford Court, New Park Road, London SW2

Date of Application: 8 April 2008

Solicitors for the Applicant Tolhurst Fisher LLP

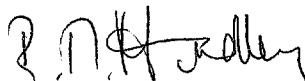
Solicitors for the Respondents : Wallace LLP

**Leasehold Valuation Tribunal: Mrs B. M. Hindley LL.B
Mr T N Johnson FRICS**

Date of Tribunal's Determination: 20 October 2008

1. This is an application under Section 60 of the Leasehold Reform Housing and Urban Development Act 1993 for a determination of the costs payable in respect of an application for a lease extension.
2. The parties agreed the premium payable on the day before the scheduled hearing leaving only the costs in dispute.
3. The respondents advised that their Section 60 costs would be £2,999. 16p being £1,750 plus VAT in legal fees, £750 plus VAT in surveyors' fees, £29.50p plus VAT in courier fees and £27 in Land Registry fees.
4. Subsequently the respondents produced a costs schedule amounting to £4,431 02p. However they agreed to reduce the costs to £1,750 plus VAT in respect of legal costs, the surveyors' fees having been agreed.
5. A witness statement from Fleur Leonie Neale, a solicitor in the respondent firm, detailed the history of the application and the costs including the hourly rates of the respective fee earners (a partner – grade B @£300 per hour plus VAT, and a partner in the conveyancing department - grade A at £350 per hour plus VAT, an assistant – grade C @ £225 per hour plus VAT and a trainee – grade D at £120 per hour plus VAT.
6. The applicants argued that without knowing the qualification periods of the respective fee earners it was not possible to know whether they were correctly graded under the Lord Chancellor's guidelines. In any event they alleged that the time spent was in many instances excessive.
7. The Tribunal was impressed by the quality of the respondent's justification of their costs and considered that their offer to reduce their legal fees from £2,233.50p to £1,750, plus VAT in both cases, was reasonable.
8. The additional costs in respect of courier (£16.16p inclusive of VAT) and land registry fees (£28) the Tribunal also determined to be reasonable.
9. In coming to this conclusion the Tribunal also bore in mind Section 33 (2) of the Act .

Chairman



Date

20/10/08 .