

IN THE RENT ASSESSMENT PANEL  
FOR THE LEASEHOLD VALUATION TRIBUNAL  
LEASEHOLD REFORM HOUSING AND URBAN DEVELOPMENT ACT 1993,  
SECTION 60

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LON/OOBD/OC9/2008/0039

**Premises:** Flat D, 89 Stanley Road, Teddington, Middlesex TW11  
8UB

**Applicant/landlord:** Sinclair Garden Investments (Kensington) Limited

**Represented by:** P. Chevalier & Co. Solicitor

**Respondents/tenants:** Jemma Alice Crowhurst & James Richard White

**Represented by:** Messrs Dutton Gregory & Messrs Fearnley & Co.

**Tribunal:** Ms. LM Tagliavini, LL.M, DipLaw, BA Hons  
Mr. J Avery, BSc, FRICS

**Hearing date:** 19<sup>th</sup> August 2008

**Date of decision:** 19<sup>th</sup> August 2008

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1. This is an application by the Applicant landlord pursuant to section 60 of the Leasehold Reform, housing and Urban Development Act 1993 ("the Act") seeking a determination of the costs payable by one or both of the Respondent tenants arising out of the grant of a new lease pursuant to section 42 of the Act. On 25th June 2008 directions were issued to the parties by the Tribunal and provision made for this application to be determined on the papers. In accordance with that direction written submissions were received on behalf of the Applicant landlord. No representations were received from the Respondents' representatives and no object made to the matter being determined on the papers.

2. The Tribunal noted that a claim for costs of £1098.62 (inc. VAT) together with a valuation fee of £350 plus VAT totalling £411.24. The Tribunal considered the detailed written submissions made on behalf of the Applicant's representative and the accompanying case law referred to. The Tribunal noted that no submissions were received from the Respondents or their representatives.
3. Accordingly, the Tribunal are satisfied that the costs incurred by the Applicant are reasonable and payable under the provisions of the Act and in the amount claimed by the Applicant. Further, the Tribunal is satisfied that the costs incurred by the landlord are such that they might reasonably be expected to have been incurred by the landlord if personally liable for such costs and notes the letter of 17/6/08 from the Applicant to its representative. The Tribunal considers the valuation fee reasonable and within the range of charges that are to be expected for such properties.
4. Therefore, the Tribunal concludes that the Applicant is entitled to costs of 1098.62 (inc. VAT) and valuation costs of £411.25 (inc. VAT) payable by the Respondent(s).

Chairman:.....

Dated:.....

*W. E. T. ...*

*19/08/08*