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**DIRECTIONS AND DECISION OF THE LEASEHOLD VALUATION
TRIBUNAL ON AN APPLICATION UNDER SECTIONS 27A & 20C OF THE
LANDLORD AND TENANT ACT 1985**

Case Reference: LON/00AE/LSC/2012/0588

Premises: 2 Park Court, 71a Harvist Road, NW6 6EY

Applicant: Mr Reda Soliman

Respondent: Brent Housing Partnership

Date application received: 28 August 2012

Appearance for Applicant: Mr Reda Soliman

Appearance for Respondent: Mrs Irani Lawrence (Operations Manager)
Ms T Battman (Senior Leasehold Officer)

Leasehold Valuation Tribunal: Mr M Martynski
Mrs V Barran

Date of Directions and Decision: 26 September 2012

BACKGROUND

- A. The Applicant is the leaseholder of Flat 2 Park Court which is a two-bedroomed first-floor flat in a purpose built three-storey block containing three flats in total.
- B. The Application concerns the costs of major works carried out to the block. Those works consisted of external repairs/renewal and decorations. The Applicant's share of the costs of those works was assessed by the Respondent at £5782.41.

- C. Following the Applicant's application, the Respondent's officers revisited the costs and decided to make reductions in respect of various issues raised by the Applicant. Those reductions reduced the costs claimed to £3,411.63. At the pre-trial review hearing, after further discussion and taking into account the inconvenience caused to the Applicant, the Respondent agreed to further reduce the costs claimed to £3,000.00.
- D. The Respondent's officers confirmed that the Respondent would not put any of the costs of these proceedings on the Service Charge for the block.
- E. The only issue remaining was the Applicant's application for an order that the Respondent reimburse to him the application fee of £200.00 paid to the Tribunal. The parties agreed at the hearing that this application could be decided by the Tribunal on the papers alone and without any further directions or submissions from the parties.

DIRECTIONS

The application is to be determined **without a hearing**.

DECISION

1. The Respondent must by **no later than 24 October 2012** pay to the Applicant the sum of £200.00 in reimbursement of the application fee that he paid to the Tribunal.
2. The Tribunal makes this order for the reason that it was not until the Applicant had issued his application that the Respondent looked at the Service Charges claimed from him and made the decision that those costs were not reasonable and to reduce those charges accordingly. It is therefore appropriate that the Applicant should be reimbursed by the Respondent



Mark Martynski
26 September 2012