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**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00AL/LSC/2014/0074**

Property : **Flat A 15 Saunders Road London
London SE18 1NT**

Applicant : **Raman Ltd (landlord)**

:

Respondent : **Mr A Adebayo (tenant)**

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Type of Application : **Section 27A Landlord and Tenant
Act 1985**

Tribunal Members : **Mrs F J Silverman Dip Fr LLM
Mr I Thompson BSc FRICS**

**Date and venue of paper
consideration** : **7 April 2014
Alfred Place London WC1E 7LR**

Date of Decision : **7 April 2014**

DECISION

- 1 The Tribunal declares the Applicant's proposed interim service charges for the service charge year 2013-2014 as set out in their budget dated 13 December 2013 are reasonable.

REASONS

- 1 By an application dated 6 February 2014 the Applicant landlord asked the Tribunal to determine the reasonableness of its proposed interim service charges for the service charge year 2013-2014.
- 2 The matter came before a Tribunal on 7 April 2014 . This was a paper consideration and neither party was present but the Tribunal considered all the papers submitted to it .
- 3 The property which is the subject of this application comprises a house which has been divided into two flats each of which is let on a long lease (both dated 29 July 2008). The Respondent is the tenant of the ground and upper floor of the building and by his lease has covenanted to pay 66.6% of the total service charge for the building (clauses 1.16 and 3.2.4) .
- 4 The tenant of the basement flat (15B) is responsible for the balance of the service charge and has agreed to its reasonableness, this application does not therefore concern him.
- 5 The landlord's repairing obligations are set out in paragraph 5.3 and the fifth Schedule to the lease.
- 6 The Respondent's interim proposed service charge as supplied to the Tribunal appears to deal only with matters within the remit of the landlord's obligations under the lease and the Tribunal considers that the proposed figures are reasonable .
- 7 The Tribunal notes that the Respondent failed to file any statement of case objections or comments in response to the Applicant's application.

Judge F J Silverman as Chairman

7 April 2014
