



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

**Case Reference** : LON/00AE/LSC/2017/0316

**Property** : Flat 23B Windsor Crescent,  
Wembley, Middlesex HA9 9AN

**Applicants** : Nita Larkor Abubakar  
Muni Bello Abubakar

**Representative** : In person

**Respondent** : Elena Meyer Adams

**Representative** : In person

**Type of Application** : Service charges

**Tribunal Member** : Judge LM Tagliavini  
Mrs H Gyselynck MRICS

**Date and place of hearing** : 10 Alfred Place, London WC1E 7LR  
24 October 2017

**Date of decision** : 24 October 2017

---

**DECISION**

---

**The tribunal's decision:**

1. The tribunal determines that the sum of £250.00 (two hundred and fifty pounds) in respect of the Applicants' 50% share of the roofing works carried in 2017 is payable to the Respondent.

### **Background**

2. The Applicants seek the tribunal's determination of their liability to pay their 50% share of service charges relating to roof works representing £250 and cleaning in the sum of £2, pursuant to section 27A of the Landlord and Tenant Act 1985 ("the Act").

### **The property**

3. The subject property comprises a flat on the ground floor in a converted house containing two flats in the area of Wembley.
4. Both parties agreed this matter could be determined on the documentary evidence without the need for an oral hearing.

### **The evidence**

5. Both parties provided the tribunal with documentary evidence, which was neither indexed or paginated in addition to their written submissions.

### **The tribunal's decision and reasons**

6. The tribunal is satisfied from the photographic evidence provided, that the works to the roof were necessary, and are reasonable in their extent and cost as indicated by the invoices provided by the Respondent. Therefore, the tribunal determines that the Applicants are liable to pay £250 representing their 50% share of the cost of these works in accordance with the terms of the lease dated 16 November 2007.
7. However, the tribunal is not satisfied that the cleaning of common parts has been carried out by the Respondent as claimed, or that any costs have been incurred in respect of this. Therefore, the tribunal the Applicants are not liable to pay towards the cost of the cleaning work.

### **Section 20c**

8. In all of the circumstances, the tribunal determines that it is appropriate to make an order under section 20C of the Act so that none of the costs of, or related to this application are added to the service charges by the Respondent.

**Signed: Judge Tagliavini**

**Dated: 24 October 2017**