



HM Courts
& Tribunals
Service

**Property Chamber
London Residential Property
First-tier Tribunal**

10 Alfred Place, London, WC1E 7LR
Telephone: 020 7446 7700
Facsimile: 01264785060
E-mail: rplondon@hmcts.gsi.gov.uk
DX: 134205 Tottenham Court Road 2

Direct Line: 0207 446 7805

Fladgate LLP
DX 37971 Kingsway

Your ref: SLF\28074\0009\13396202V1\EG1
Our ref: LON/00AW/LSC/2016/0115

Date: 15 March 2016

16 MAR 2016

Dear Sirs

RE: Landlord & Tenant Act 1985 - Section 27A(1)

PREMISES: Pointwest Building, 116 Cromwell Road, London, SW7 4XA

I am writing to acknowledge receipt of your recent application in respect of the above address. I also acknowledge receipt of your cheque in the sum of £440.

The Tribunal has decided to conduct a case management conference (CMC) in respect of the above application **at 11am on 19 April 2016 at 10 Alfred Place, London, WC1E 7LR**. The Tribunal has issued the enclosed Directions in preparation for the Case Management Conference.

Yours faithfully

**Mrs Cheryl Reid
Case Officer**

Reply To: Mrs Cheryl Reid

London Residential Property First-tier Tribunal 10 Alfred Place, London, WC1E 7LR

Ref: LON/00AW/LSC/2016/0115

RE: Landlord & Tenant Act 1985 - Section 27A(1)

PREMISES: Pointwest Building, 116 Cromwell Road, London, SW7 4XA

Case Management Conference Date: 19 April 2016 at 11am

Please tick the relevant box

I do wish to appear or be represented at the Case Management Conference

I do not wish to appear or be represented at the Case Management Conference

Signed:

Date:

(Please complete in Block Capitals)

Name: _____

Address: _____



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

Case reference : LON/00AW/LSC/2016/0115

Property : **Point West Building**
116 Cromwell Road
London
SW7 4XA

Applicant : Point West GR Ltd

Respondents : Leaseholders as shown on the
application

Tribunal Judge : V T Barran

Date of directions : 14 March 2016

**DIRECTIONS ON AN APPLICATION UNDER SECTION 27A OF THE
LANDLORD AND TENANT ACT 1985**

Background

1. The Tribunal has received an application from Fladgate LLP, Solicitors from Point West GR Ltd. They are seeking a determination on payability of service charges for the years 2016–2025. In particular the landlord is proposing a number of works and they wish the Tribunal to decide:
 - a) Are the costs of the works proposed reasonable from the tenants under the service charge provisions in the leases?
 - b) Are the proposed costs of the works recoverable in accordance with the Act?
 - c) Are these works and the works proposed for the other years reasonable in the sense that the programme of works and resulting costs have been reasonably spread over a sufficient period of time?
2. The Tribunal considers **that a case management conference be held** to enable parties to indicate how they would like the Tribunal to progress this application. This will be held **on 19 April 2016 at 11 am at 10 Alfred Place, London WC1E 7LR**. Further Directions will then be issued.

3. Any party who wishes to attend the case management conference must inform the Tribunal case officer (Cheryl Reid) in good time - e-mail address is rplondon@hmcts.gsi.gov.uk, fax number 7637 9789.

Directions

1. By **30 March 2016** the landlord shall send to each leaseholder a copy of the application and a copy of these directions. The landlord shall make it clear that they may attend the case management conference (see above)or appoint a representative to attend.
2. By **30 March 2016** the landlord shall send a copy of the application to any commercial tenant who is affected by this service charge regime and inform them they may apply to this Tribunal to join the application either as an applicant or as a respondent. They should also be given the opportunity to attend the case management conference either as a party if they have been joined, or as an observer.
3. By **4 April 2016** the landlord shall inform the Tribunal that the above two directions have been complied with and shall also provide the names of any residents or tenant's association (whether recognised or informal) with details of secretary/spokesperson etc.
4. The above notices maybe sent by electronic means if the recipients have indicated in the past that they are content to receive notification from the landlord in such form. A copy of the application and these directions shall be placed on any notice boards at Pointwest building.
5. The landlord shall bring to the case management conference copies of any expert reports, specifications etc that lead to the items of service charge that are proposed.

Judge Barran

14 March 2016

NOTES

- (a) **Whenever you send a letter or email to the tribunal you must also send a copy to the other parties and note this on the letter or email.**
- (b) **If the applicant fails to comply with these directions the tribunal may strike out all or part of their case pursuant to rule 9(3)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 (“the 2013 Rules”).**
- (c) **If the respondent fails to comply with these directions the tribunal may bar them from taking any further part in all or part of these proceedings and may determine all issues against it pursuant to rules 9(7) and (8) of the 2013 Rules.**