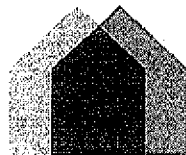


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**Residential
Property**
TRIBUNAL SERVICE

**RESIDENTIAL PROPERTY TRIBUNAL SERVICE
DIRECTIONS BY LEASEHOLD VALUATION TRIBUNAL for the
LONDON RENT ASSESSMENT PANEL**

LANDLORD AND TENANT ACT 1985 Sections 27A (as amended by C&LRA
2002)

Ref :LON/00AY/LSC/2005/0303

Address: 59 Cambray Road, Balham, London SE12 OER

Applicants: Mr. J Sleight & Ms E. Little

Respondent: Mr R. Willett

Preamble:

By directions dated 01/12/05 the Tribunal determined that this application was to be determined on the papers in the absence of any request for an oral hearing.

On 16/2/06 the Tribunal considered this matter and determined that:

1. The sums claimed in respect of the installation of security gates at the subject premises was reasonable and recoverable in full from the Respondent i.e. £493.35 (this being a quarter share of the total cost of the gates).
2. There being no dispute as to the balancing charges claimed of an additional £15 per month for January and February 2005 the Tribunal determines that the total sum of £30 is properly payable by the Respondent
3. The Tribunal has no jurisdiction to award interest on the above sums there being no provision in the lease for such charge.

4. Further, the Tribunal has no jurisdiction as to any determination of issues arising in respect of ground rent.
5. In the circumstances of this case the Tribunal determines that it is reasonable for the Respondent to reimburse the Applicant the application fee in the sum of £70 pursuant to regulation 9 Leasehold Valuation Tribunals (Fees) (England) Regulations 2003.

Tribunal:

Chairman:

M. Tapriawan

Dated: 16/02/06