

12422



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

**Case Reference** : CHI/00ML/LAC/2017/0110

**Property** : Grand Ocean View Estate, Suez Way,  
Saltdean BN2 8BU

**Applicant** : GRAND OCEAN MANAGEMENT COMPANY  
LIMITED

**Representative** : Paul Taylor Remus Management

**Respondent** : HYDE HOUSING ASSOCIATION LIMITED

**Representative** :

**Type of Application** : Liability to pay Administration Charges

**Date of Directions** : 18 August 2017

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DECISION

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## **Background**

1. The Applicant seeks a determination under Schedule 11 to the Commonhold and Leasehold Reform Act 2002 as to whether an administration charge of £50 plus VAT is payable in respect of grant of permission for a lessee to keep a pet in the leasehold property.
2. The Respondent says there is no authority under the lease to make such a charge.
3. The Tribunal considered this to be straightforward matter which could be determined at a telephone hearing on 18 August 2017.
4. The Tribunal directed the parties to exchange position statements by 11 August 2017 with two copies on the Tribunal.
5. The Respondent did not provide the Tribunal with a position statement.
6. Mr Paul Taylor of Remus attended the hearing for the Applicant. Ms Katerina Birkeland and Mr Alex Costello attended for the Respondent.

## **Decision**

7. The Respondent accepts that it is liable to pay an administration fee of £50 plus VAT to the Applicant for giving written permission for a leaseholder to keep a dog in an apartment on the Grand Ocean View Estate.
8. **The Tribunal makes an order to give effect to the Respondent's admission.**
9. The Tribunal Orders the Respondent to reimburse the Applicant with the Application fee of £100 within 2 months from date of the decision.
10. The Tribunal records that the permission will be given in the form of a pet licence. The pet licence will include the following matters which were agreed by the parties at the hearing:

### **Revocation of a Pet Licence**

- The Applicant will consult with the Respondent's property manager before any decision is made regarding revocation of the licence.
- The Applicant will give a leaseholder reasonable time to remedy the contravention of the licence before any decision is made regarding revocation.

- The complaint giving rise to revocation must be substantiated and based on justifiable grounds.

### **Walking the Dog**

- Whenever possible leaseholders should walk their dogs outside the Estate.
- When leaseholders walk their dogs in the Estate, the dogs should at all times be on a leash and the walking confined to the established footpaths.
- Whenever a dog fouls within the Estate, the leaseholders should take reasonable steps to ensure that all the excreta are removed from the Estate.

### **Microchips**

- The Applicant shall allow a reasonable period of time for the leaseholders to have microchips inserted in their dogs.