



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

**Case reference** : LON/00BD/LVM/2018/0004

**Property** : Cambridge Court, Twickenham, TW1 2HT

**Applicant** : Shaffin Jaffer (Flat 4) and Tim Harvey (Flat 2)

**Representative** : Mr Shaffin and Mr Harvey together with Ms Chandara and Mr Pickering

**Respondent** : The Rowlandson Estate (Messrs Iain, Terence, Neil and Peter Rowlandson)

**Representative** : None

**Type of application** : Appointment of Manager (Variation of Order)

**Tribunal member(s)** : Tribunal Judge Dutton  
Mr W R Shaw FRICS

**Venue** : 10 Alfred Place, London WC1E 7LR

**Date of decision** : 23<sup>rd</sup> May 2018

**DECISION**

1. In accordance with section 24(9) Landlord and Tenant Act 1987 we vary the Management Order effective from 24<sup>th</sup> March 2015 and expiring on 23<sup>rd</sup> March 2018 ("the Order"), subsequently subject to an interim extension until 22<sup>nd</sup> July 2018, to continue the appointment of Mr James Pickering as manager of the property at Cambridge Court, Twickenham TW1 2HT ("the Property") for the period set out below.
2. The order shall continue for a period of 5 years from 22<sup>nd</sup> July 2018 expiring at midnight on 21<sup>st</sup> July 2023. If the parties wish to apply for any extension of the Order, they are encouraged to do so at least three months before the Order expires.

3. The Manager shall manage the Property in accordance with the Order save as varied below.
4. The Manager shall register the Order against the landlord's registered title as a restriction under the Land Registration Act 2002, or any subsequent Act.
5. It was agreed that the terms of the Order should be varied to provide that under the heading 'FEES' at paragraph 4, the annual management fee for the Property for the year 2018/19 shall be £3,865 inclusive of VAT, subject to review as provided for in the Order. In addition the hourly rate for work done outside the basic management duties shall be £145 plus VAT, which we were told would be fixed for the term of the Order.

### **REASONS**

6. No leaseholder, nor the freeholder, objected to the application, despite having been given due notice.
7. It appears clear from the witness statements of Mr Jaffer and Mr Harvey that Mr Pickering is fulfilling his role admirably. The concerns raised should we not extend the Order, are noted and accepted. Further, it would appear that Mr Pickering has established a working relationship with Mr Heald of Wallackers, the managing agent for the Respondents, who have three flats at the Property. Mr Pickering confirmed his wish to continue in his role.
8. The Application seeks firstly an extension of 3 years, and in the grounds, an extension for an indefinite period. We explained to the parties in attendance that we would be reluctant to grant an open ended order save perhaps where there was a missing landlord, which is not the case here. However, having considered the matter, and taking into account the settled management, which has now been achieved since the appointment of Mr Pickering, we consider that a period of 5 years would be appropriate.

**Name:** Tribunal Judge Dutton      **Date:** 23<sup>rd</sup> May 2018

### **Rights of appeal**

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).