IN THE LEASEHOLD VALUATION TRIBUNAL

LANDLORD & TENANT ACT 1985 SECTIONS 18, 19 and 27A

Case No	CHI/OOML/LIS/2007/0032
Property	Embassy Court Kings Road Brighton
Applicant	Bluestorm Ltd (freeholder)
Respondents	The Lessees (details in 2 nd Schedule attached)
Members of the Tribunal	Ms H Clarke (Chair) (Barrister) Mr N Robinson FRICS Ms J Morris
Date of hearing	19 December 2007
Date of decision	20 December 2007

1. THE APPLICATION

The Applicant sought the Tribunal's determination of whether the sums demanded as service charge for the years 2005 and 2006 were reasonably incurred and payable and whether the proposed costs for the 2007 period would be reasonably incurred and the service charge payable for 2007 when demanded.

2. THE DECISION

The Applicant adjusted the service charge demand for the year 2005 by deducting the amounts set out in the 1st Schedule attached to this decision. The Tribunal determined that each Respondent's due proportion of the adjusted amount was payable for 2005, and the due proportion of the amount demanded by the Applicant was payable for 2006. The Tribunal also determined that the proposed costs for the 2007 period would be reasonably incurred and the service charge payable for 2007 when demanded. The amounts determined were as follows:

2005 £169,073.43 2006 £156,306.60 2007 £170,976.00

3. THE LAW

Under the Landlord & Tenant Act 1985 section 19 states:

- "2A) A tenant by whom, or a landlord to whom, a service charge is alleged to be payable may apply to a leasehold valuation tribunal for a determination—
 - (a) whether costs incurred for services, repairs, maintenance, insurance or management were reasonably incurred,
 - (b) whether services or works for which costs were incurred are of a reasonable standard,
- (2B) An application may also be made to a leasehold valuation tribunal by a tenant by whom, or landlord to whom, a service charge may be payable for a determination—
 - (c) whether if costs were incurred for services, repairs, maintenance, insurance or management of any specified description they would be reasonable,
- (2C) No application under subsection (2A) or (2B) may be made in respect of a matter which
 - (d) has been agreed or admitted by the tenant."

4. And section 27A states:

- "(1) An application may be made to a leasehold valuation tribunal for a determination whether a service charge is payable and, if it is, as to—
- (c) the amount which is payable,
- (2) Subsection (1) applies whether or not any payment has been made.
- 3) An application may also be made to a leasehold valuation tribunal for a determination whether, if costs were incurred for services, repairs, maintenance, improvements, insurance or management of any specified description, a service charge would be payable for the costs and, if it would, as to—
- (c) the amount which would be payable,
- (4) No application under subsection (1) or (3) may be made in respect of a matter which—
 - (a) has been agreed or admitted by the tenant"

5. THE LEASES

The Tribunal was provided with a copy of the Lease relating to Flat 45. This obliged the tenant to pay an annual maintenance provision based on anticipated expenditure with a balancing item after the year's end. The maintenance year runs from 1st January to 31st December. No points of dispute were raised concerning liability to pay under the terms of any Lease in the building.

6. THE INSPECTION

The Tribunal inspected the property immediately prior to the hearing. The property is a substantial sea-front concrete block constructed in the 1930s and containing 73 flats on 11 floors together

with some garages and parking spaces and a small freeholder's office/storage area. Between 2003-2005 substantial refurbishment took place both internally and externally. The property is served by 3 passenger lifts and 1 service lift. There is a caretaker resident on site and the Tribunal was told that his responsibilities would be revised in 2008 to make separate provision for cleaning and maintenance. The property was generally in good condition, although some iron pipework showed signs of rust despite having been blasted and repainted during the major works. The garages are still to be refurbished although it is understood this will be arranged by the individual leaseholders who have the benefit of them.

7. THE HEARING

The hearing was attended by:

Ms Emma Jinks, Director and Chairman of Bluestorm Limited, on behalf of the Applicant Freeholder. Ms Jinks is also the lessee of Flat 45.

Mr John Matthews, on behalf of the Lessees Association. Mr Matthews is also the lessee of Flats 95 and 96.

- 8. The Tribunal heard evidence from Mr Matthews that the Lessees Association is a recognised association within the meaning of the Landlord & Tenant Act 1985. Following a period during which many of the flats had changed hands, Mr Matthews considered it appropriate to clarify the extent of his authority to represent the interests of the Respondents to this application. The Tribunal saw letters written by Mr Matthews to all lessees, and heard evidence of the responses which he had received. Mr Matthews had taken great pains to explain that any lessee who wished to make their own representations should attend the hearing. The Tribunal also established that all Respondents had been sent a copy of the Application and information about the hearing date and venue by the Tribunal office.
- 9. The Tribunal was satisfied on the evidence that Mr Matthews had been given the authority to represent the interests of those Respondents whose names are set out in the 3rd Schedule to this decision. The remainder of the Respondents had notified the Tribunal that they did not wish to be represented by Mr Matthews, or that they did not wish to participate in the application, or had not made any reply.
- 10. Ms Jinks told the Tribunal that the adjustments made to the figures for 2005 would in any event be applied to the demands in respect of all the lessees. In support of the Application the Applicant had submitted to the Tribunal a large number of invoices and the maintenance budgets for the relevant years.

- 11. The Tribunal had received submissions from Mr Matthews in respect of certain items which he challenged under the accounts for 2005 and 2006 and the proposed figures for 2007. However, at the hearing, Mr Matthews and Ms Jinks explained that they had had the opportunity to discuss matters which resulted in the adjustments being made to the 2005 demand as aforesaid. Mr Matthews stated that following the discussion, his questions had been answered, and that he did not seek to pursue any of the other points which he had raised. There was therefore nothing in dispute.
- 12. The Tribunal did not receive any submissions from any other of the Respondents, and no other person attended the hearing. The Applicant's case that the (adjusted) costs were reasonably incurred and payable was therefore undisputed. On that basis the Tribunal determined that the service charges for 2005 and 2006 were reasonably incurred and payable, and that the projected service charge for 2007 would be reasonably incurred and payable.
- 13. The Tribunal was very greatly assisted by the constructive and careful manner in which both Mr Matthews and Ms Jinks approached the matter.

Chair

FIRST SCHEDULE

EMBASSY COURT SERVICE CHARGE ACTUALS 2005

ADJUSTED FOR CONSULTATION WITH LESSES ASSOCIATION

	LVT	ADJ PER	FINAL
	APPLICATIO	CONSULTATIO	AGREED
	N	N	FIGURES
CLEANING	4,713.59	(400.00)	4,313.59
BOILER REPAIRS	1,507.89		1,507.89
CARETAKER	16,687.63		16,687.63
ELECTRICITY	8,506.31		8,506.31
ENTRYPHONE	1,769.80		1,769.80
MAINTENANCE			
FUEL	31,887.98		31,887.98
INSURANCE	21,958.57		21,958.57
LIFT MAINTENANCE	3,220.87		3,220.87
PROF/LEGAL FEES	6,942.20	(1,045.25)	5,896.95
MINOR REPAIRS	40,693.01		40,693.01
TELEPHONE	1,963.28		1,963.28
MANAGEMENT FEES	30,667.55		30,667.55
TOTAL	170,518.68	(1,445.25)	169,073.4 3

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			Melbourne		Status 2: B	Not Applicab	Next N	stice Date:		
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Mr & Mrs G Debanks-Hirst

35 Surrenden Park

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103 Embassy Court

101 Embassy Court

Mr & Mrs V T Vo-Ta

97 Hillfield Court

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Ms C Evans & Ms Q Johnson -

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EMBASSY31	EMDASSY	Paulanto Limited Lip	Flat 31, Thin	d Floor	70.10	Y	2	0.0000%
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i		P.O Box 27589	Status 1:		Date Inti	enels sense	ı	26 Jul 200
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		110 300	Status 5: A	Mark portfol	Next Dema	ng Wate	i.	1 Jan 200

Date: 3 OCT 2007 13:02:07 Page: 6

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BN1 2PX

Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent Fcy Mg	Commission
EMBASSY43	EMBASSY	Mr N A Davison	Flat 43, Fourth Floor	200.00 Y 2	0.0000%
		Embassy Court	Status 1:	Date introduced:	26 Jul 2003
1		Kings Road	Status 2: B Not Applicab	Next Notice Date:	
7		Brighton	Status 3: B Block Manage	Next Review Date:	
1			Status 4: A Exclude	Lease End Date:	
V		SM1 2PX	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008
EMBASSY44	EMBASSY	Mrs S Miah	Flat 44, Fourth Floor	50.00 Y 2	0.0000%
		C/o AMR Properties	Annua A	Parks Indonesia and	20 144 2009
/		Unit 15, Brasserie House	Status 1:	Data Introduced:	26 Jul 2003
		Brighton Marina	Status 2: 8 Not Applicab	Next Notice Oate:	
7		Viliage Square	Status 3: B Block Manage	Next Review Date:	
\circ		Brighton	Status 4; A Exclude	Loase End Date:	# 1e - 7000
		6N2 5WA	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008
EMBASSY45	EMBASSY	Ms E C Jinks 45 Embasay Court	Flat 45, Fourth Floor	100.00 Y 2	0.0000%
		Kings Road	Status 1:	Date Introduced:	26 Jul 2003
		Brighton	Status 2; B Not Applicab	Next Notice Date:	
		East Sussex	Status 3: 8 Block Manage	Next Review Date:	
			Status 4: A Exclude	Leaze End Date:	
		ani zpx	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2006
EMBASSY46	embassy	Mr D Patten	Flat 46, Fourth Floor	40.00 Y 2	0.0300%
		Thorn Tree Cottage	Status 1:	Date Introduced:	28 Jul 2003
/		Poling	Status 2: B Not Applicab	Next Notice Date:	20 381 2003
		Nr Arundel West Sussex	Status 3: B Block Manage	Next Review Date:	
J		Medi 20094X	Status 4: A Exclude	Lease End Date:	
•		en 18 spu	Status 5: A Mark portfol	Neid Demand Date:	1 Jan 2008
EMBASSY47	FMRASSY	Mr M Mager	Flat 47, Fourth Floor	50.00 Y 2	0.0000%
		C/o Rose Beker & Co	/		
		107 Woodlands	Status 1:	Date Introduced:	26 Jul 2003
		Golders Green	Status 2: B Not Applicab	Next Notice Oate:	
		London	Status 3: B Block Manage	Next Review Date:	
			Status 4: A Exclude	Loase End Dale:	
		NW11 9QT	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008
EMBASSY51	embassy	Ms C S King	Flat 51, Fifth Floor	80.00 Y 2	0.0000%
		51 Embessy Court			
		Kings Road	Statue 1:	Date Introduced:	26 Jul 2003
		Brighton	Status 2: B Not Applicab	Next Notice Date:	
			Status 3: 8 Block Manage	Next Review Date:	
			Status 4: A Exclude	Lesse End Date:	
		9N1 2PX	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008
EMBASSY52	EMBAGSY	Mr A L Goorgo & Mr Ishag 52 Embessy Court	Flat 62, Fifth Floor	50.00 Y 2	0.0000%
i		Kings Road	Status 1:	Date Introduced:	26 Jul 2003
1		9righten	Status 2: 8 Not Applicab	Next Notice Date:	
		East Sussex	Status 3: B Block Manage	Next Review Date:	
~			Charles de A. Carabida	Lanca East Plates	

Status 4: A Exclude
Status 5: A Mark portfol

Lease End Date:

Next Demand Date: 1 Jan 2008

		Name of Address of	W		Periodic Rent	E'm.	Mine	Commission
Tenancy Ref	Prop Ref	Name / Address	Description					
EMBASSY53	embassy	Mrs F F Sayldhum	Flat 53, Fifth	Floor	90.00	Y	2	0.0000%
		C/o Mr J Khalil 5 Upper Drive	Status 1:		Date Inte	oduced:		26 Jul 2003
		Hove W	Stetus 2: B	Not Applicab	Next Noti			TO DOL SOOT
		East Sussex	Status 3: B		Next Revi			
		Egal Snepgy	Status 4; A		Lease E			
		BN3 6GR	Status 5: A		Next Dema			1 Jan 2008
EMBASSY54	CHRACEV	A A Magar	Flat 54, Fint	Floor	70.00	Υ	2	0.0000%
	Cutter and 1	G/o Rose Baker & Co	1 100 000, 1 100		, 5.44	•	-	4.454-75
		107 Woodlands	Status 1:		Date Into	oduced		26 Jul 2003
		Golders Green	Status 2: B	Not Applicab	Next Noti			
		London	Status 3: 8	• •	Next Revi			
		Ed. Mar.	Status 4: A	•	Loase E			
		NW11 SQT	Status 5: A		Next Dema		-	1 Jan 2008
				TOTAL PERSONS	11000 5-000	(100 Project-		. 4.2. 4200
MBASSY55	EMBASSY	Mr N Walker 71 Thunder Lane	Flat 55, Fift	Floor	125.00	Y	2	0.0000%
			Cining d.		Cate Inte			26 1 2002
		Norwich Norfolk	Status 1: Status 2: B	Mas Aunilank	Next Noti			26 Jul 2003
		PROTOR	Status 3: B	* * * * * * * * * * * * * * * * * * *				
					Next Royl			
		LIDT ADT	Status 4: A		Lease E			e (2000
		NR7 OPZ	Status 5: A	Mark portfol	Next Dema	ng Dane:		1 Jan 2008
MBASSY56	embassy	Ms C Copperwheat	Flat 56, Fifth	ı Floor	125.00	Y	2	0.0000%
,		56 Embassy Court			_			
1		Kings Road	Status 1:		Date Inti			26 Jul 2003
-		Brighton	Status 2: 8		Next Noti			
/			Status 3: B	-	Next Revi			
			Status 4: A		Lease E			
		BN1 2PY	Status 5: A	Mark portfol	Next Dema	nd Date:		1 Jan 2008
EMBASSY57	EMBASSY	Mr M D King	Flat 57, Fifth	ı Flaor	50.00	Y	2	0.0000%
,		67 Embassy Court						
/		Kings Road	Status 1:		Oate Inte	oduced:		26 Jul 2003
1		Brighton	Ştatus 2: 8	Not Applicab	Next Noti	ce Date		
V		East Sussex	Status 3: B	Block Manage	Next Revie	ow Date:	:	
•			Status 4: A	Exclude	Lease E	nd Dale:	1	
		BN1 2PX	Status 5: A	Mark portfol	Next Dema	nd Date:		1 Jan 2008
EMBASSY61	EMBASSY	Mrs J Barrett & Miss J Dwy	er Flat 61, Sixt	h Floor	70.00	Y	2	0.0000%
		6 Walsingham Road						
)		Hove	Status 1:		Date Imr	oducad:		26 Jul 2003
1_		East Sussex	Status 2: 8	Not Applicab	Next Noti	ce Date:		
J			Status 3: B	Block Manage	Next Revie	w Date:		
•			Status 4: A	Exclude	Lease E	nd Date.		
		BN3 4FF	Status 5: A	Mark portfol	Next Demai	nd Date:		1 Jan 2008
EMBASSY62	EMBASSY	Mr M W Washer & Mr A P 7 The Heights	Richard-Camar Flat 62, Sixti	h Floar	100.00	Y	2	0.0000%
		Foxgrove Road	Status 1:		Date Intr	oduced:		26 Jul 2003
1		Beckenham	Status 2: B	Not Applicab	Next Noti			40 has 2003
1		Kent	Status 3: B		Next Revie			
 		· varete	Status 4: A		Lease Ei			
1		ANT SBY	Status 5: A		Next Demai			4 (2000
			Jiana J. A	waie haina	HOAL DOING!	14 CALE.		1 Jan 2008

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enant Det	<u>all</u>					Date: 3 OCT	2007 13:02:			ege: B
Tenancy Ref	Prop Ref	Name / Address		Description			Periodic Rent	Fcy	Mgr	Commission
EMBASSY63	EMBASSY	Mr A & Mrs K Pritcher		Flat 63, Sb	dh I	Floor	90.00	Y	2	0.0000%
		63 Embassy Court		Status 1:			Date int	meluew	ı-	26 Jul 2003
		Kings Road		Status 2:	R	Not Applicab	Next Not			20 00, 2000
		Brighton		Status 3:	_	Block Manage	Next Ravi			
		East Sussex		Status 4:	_	Exclude	Lesse E			
		BN1 2PX		Status 5:		Mark portfol	Next Dema		•	1 Jan 2008
EMBASSY64 EMBASS	embassy	Mrs Awadalis		Flat 64, Sb	xth	Floor	70.00	Y	2	0.0000%
		74 New Church Road								
		Hove		Status 1:	_		Date Int		-	26 Jul 2003
		East Sussex		Status 2:		Not Applicab	Next Not			
				Status 3:		Block Manage	Next Revi			
				Status 4:		Exclude	Lease E		-	
		BN3 4FN	,	Status 5:	A	Mark portfol	Next Dema	ind Dati	9 :	1 Jan 2008
EMBASSY65	embassy	Ms P A Walker 33 Matheson Road	1	Flat 65, So	xth	Floor	80.00	Y	2	0.0000%
1		London		Status 1:			Date Int	roduce	1 :	26 Jul 2003
\sim / \sim		Q-Q7 IN WEST		Status 2:	R	Not Applicab	Next No			
1				Status 3:	•	Block Manage	Next Revi		-	
\/				Status 4:	-	Exclude	Losso F		_	
•	W14 8SN		Status 5:		Mark portfol	Next Dema		-	1 Jan 2008	
EMBASSY66	EMBASSY	Ms R Easton		Flat 66, Sb	xth	Floor	50.00	Y	2	0.0000%
		5 Burlington Street Brighton		Status 1:			Date Inf	raduce	di:	26 Jul 2003
- 1		East Sussex		Status 2:	А	Not Applicab	Next No			
C+-				Status 3:	-	Block Manage	Next Rev			
\vee				Status 4:	-	Exclude	Lonse E			
		BN2 TAV LAW		Status 5;		Mark portfol	Next Demo		_	1 Jan 2008
EMBASSY67	embassy	Mr M Rowland		Flat 67, Sh	λţh	Floor	30.00	Y	2	0.0000%
r		23 Mill Drive Hove		Status 1:			Qate in	eschicae.	4-	25 Jul 2003
- 1		East Sussex		Status 2:	Ġ.	Not Applicab	Next Not			24 38 2003
		Cabr Grandy		Status 3:		• •	Next Revi			
		(WB				Block Manage Exclude	Lease E			
\mathcal{J}		BN3 8NB		Status 4: . Status 5: .		Mark portfol	Next Dema			1 Jan 2008
EMBASSY71	EMBASSY	Mrs F F Sayidhum	/	Flat 71, Se	3 V 0:	nih Floor	75.00	٧	2	0.0000%
		5 Upper Orive	i /	Otat of de			D-4 I-4			00 1.40000
		Hove	y	Status 1:		N=4 4 8 L	Date int			26 Jul 2003
		East Sussex		Status 2:		Not Applicab	Next Not			
				Status 3:		Block Manage	Next Revi			
		8N3 6GR		Status 4: - Status 5: -		Exclude Mark portfol	Lease & Next Dema			1 Jan 2008
EMBASSY72	EMBASSY	A A Megar	/	Flat 72, Se)Vei	1th Floor	50.00	Y	2	0.0000%
		C/o Rose Baker & Co								
		107 Woodlands	\checkmark	Status 1:			Date Int	roduce	t:	26 Jul 2003
		Goldens Green		Status 2		Not Applicab	Next Not	ice Date	9 1	
		Lon don		Status 3:	8	Block Manage	Next Revi	ew Date	9 :	
									-	
				Status 4:	A	Exclude	Lease E	nd Det	-	

Date: 3 OCT 2007 13:02:07 Page: **Tenant Detail** Periodic Rent F'cy M'gr Commission Description Prop Ref Name / Address Tenancy Ref 200.00 0.0000% Flat 73, Seventh Floor EMBASSY73 EMBASSY Mr C Camillin Level 5 26 Jul 2003 Status 1: Date Introduced: 84 William Street Next Notice Date: Melboume. Status 2: 8 Not Applicab Next Review Date: Status 3: B Block Manage Vic 3000 Loase End Date: Exclude Status 4: A Australla Next Comand Date: 1 Jan 2008 Status 5: A Mark portfol 70.00 Y 0.0000% Flat 74, Seventh Floor EMBASSY74 EMBASSY Mr Paul Fenton 3 Scrubbits Park Road Date introduced: Radiot1 Status 1. 10 Feb 2007 Next Notice Date: Horts Status 2: 8 Not Applicab Status 3: 8 Block Manage Next Review Date: Status 4: A Exclude Lease End Date: Mark portfol Next Demand Date: 1 Jan 2008 WD7 8JN Status 5: A Flat 75, Seventh Floor 75.00 Y 0.0000% Miss E Rawlins EMBASSY75 EMBASSY 17 The Hermitage 26 Jul 2003 Date introduced: Portsmouth Road Status 1: Status 2: B Kingston Upon Thames Not Applicab Next Notice Date: Status 3: B Next Review Date: Surrey Block Manage Status 4: A Exclude Lease End Date: KT126 2LZ Next Demand Date: Status 5: A Mark portfol 1 Jan 2006 50.00 0.0000% EMBASSY76 EMBASSY Mr A Birds Flat 76, Seventh Floor 9 Girton House 28 Jul 2003 193 Kingsway Date introduced: Status 1: Status 2: B Not Applicab Next Notice Date: Hove Status 3: 8 Block Manage Next Review Date: Status 4: A Exclude Lease End Date: BN3 4FB Status 5: A Mark portfol Next Demand Date: 1 Jen 2008 0.0000% EMBASSY77 EMBASSY Mr M G Dowd Flat 77, Saventh Floor 50.00 77 Embassy Court Kings Road Status 1: Date Introduced: 26 Jul 2003 Brighton Status 2: B Not Applicab Next Notice Date: Next Review Date: Status 3: B Block Manage Status 4: A Exclude Loase End Date: Mark portfol BN1 2PY Status 5: A Next Demand Date: 1 Jan 2008 Mr T Mack Flat 81, Eighth Floor 75.00 Y 0.0000% EMBASSY81 EMBASSY 129 Park Road Chiswick Date infroduced: 28 Jul 2003 Status 1: Landon Status 2: 8 **Not Applicab** Next Notice Date:

Status 3: B

Status 4: A

Statue 1:

Status 2: B

Status 3: B

Status 4: A

W4 3EX

Brighton

BN1 2 PY

82 Embassy Court Kings Road

Mr P W Roberts & Miss S P Milhthorpe

EMBASSY82 EMBASSY

Block Manage

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Block Manage

Exclude

Status 5: A Mark portfol

Status 5: A Mark portfol

Flat 82, Eighth Floor

Next Review Date:

Next Demand Date:

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Lease End Date:

Date Introduced:

Next Notice Date:

Next Review Date:

Next Demand Date:

Lease End Date:

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1 Jan 2008

0.0000%

26 Jul 2003

1 Jan 2008

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enant De	<u> </u>					
Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent F	rcy Migr	Commission
EMBASSY83	embassy	Mrs F F Sayidhum	Flat 83, Sighth Floor	95.00	Y 2	0.0000%
		C/o Mr J Khalii	Cimiem 4.	Date Introd	HONE	26 Jul 200 3
		5 Upper Drive	Status 1:			20 001 4000
		Hove	Status 2: B Not App			
		East Sussox	Status 3: 8 Block M	₹		
		BN3 6GR	Status 4: A Exclude Status 5: A Mark po			1 Jan 2008
						2 22244
EMBASSY84	EMBASSY	Mr A Reshand	Flat 84, Eighth Floor	70.00	γ 2	0.0000%
		84 Embassy Court	Mark as d	Oate Introd		25 64 2001
		Kings Road	Status 1:			26 Jul 200:
		Brighton	Status 2: B Not App			
		Rast Sussex	Status 3; B Block M	anage Next Review	Date:	
			Ştatus 4: A Exclude	Lease End	Date:	
		BN1 2PX	Status 5: A Mark po	rtfol Next Demand	Çete:	1 Jan 2008
EMBASSY85	EMBASSY	Miss G Robertson	Flat 85, Eighth Floor	70.00	Y 2	3.0 00 0%
ſ		85 Embassy Court				
- /		Kings Road	Status 1:	Date Introd	uced:	26 Jul 200
1_		8righton	Status 2: B Not App	licab Next Notice	Date:	
7		East Sussex	Status 3: B Block M	anage Next Review	Date:	
V			Status 4: A Exclude	•	Date:	
		BN1 2PY	Status 5: A Mark po			1 Jan 2008
EMBASSY86	EMBA55Y	Mrs T Litvinof & Ms M Slonim	Flat 86, Eighth Floor	30.00	Υ 2	0. 0000 9
.		C/o Winckworth Sherwood				
		35 Great Peter Street	Statua 1:	Date Introd	ucad.	26 Jul 200
		LONDON	Status 2: B Not App	Heat Next Notice	Opie:	
			Status 3: B Block M	anage Next Review	Dale:	
			Status 4: A Exclude	iease End	Date:	
		SW1P 3LR	Status 5: A Mark po	rtfol Next Demand	Date:	1 Jan 2008
EMBASSY87	EMOASSY	Ma C Rodriques	Fiat 87, Eighth Floor	30.00	Y 2	0.00009
		87 Embassy Court				
r		Kings Road	Status 1:	Oete Introd	uced:	26 Jul 200
1		Brighton	Status 2: B Not App	licub Next Notice	Date:	
		East Sussex	Status 3: 8 Block M		Date	
}			Status 4: A Exclude			
J		8N1 2PX	Status 5: A Mark po			1 Jan 2006
EMBASSY91	EMBASSY	Mr R S & Mrs B A Burton	Elet 91, Ninth Floor	71.00	Y 2	0.00009
		8 Cissbury Road			_	3.3242.
8		Hove \	Status 1:	Date Introd	uced:	26 Jul 2000
ſt		East Sussex	Status 2: B Not App			
\sim			Status 3: B Block M			
\vee				Lease End		
		BN3 6EN	Status 4: A Exclude Status 5: A Mark po			1 Jan 2008
EMBASSY92	EMBASSY	P B Christenson Esq	Flat 92, Ninth Floor	51.00	Y 2	0.0000%
		Playamar	A Blatin A	.		** · ·
		16-14-C	Status 1:	Date Introd		26 Jul 2003
		6-29.620	Status 2: B Not App	licab Next Notice	Date:	
		- La	_			
		Torremolinos	Status 3: 8 Block Mi			
		Torremolines MALAGA SPAIN	Status 3: 8 Block Mi Status 4: A Exclude	anage Next Review Lease End		

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Date: 3 OCT 2007 13:02:07 Page: 11

Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent F'cy M'gr	Commission
EMBASSY93	EMBASSY	Mr D Gillett	Flat 93, Ninth Floor	70.10 Y 2	D.0000%
		101 Baltic Quay			
		Sweden gate	Status 1:	i)ate introduced:	26 Jul 2009
1		London	Status 2: B Not Applicab	Next Notice Date:	
			Status 3: 8 Block Manage	Next Review Date:	
$(\)$			Status 4: A Exclude	Loase End Date:	
\vee		SE16 7TG	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008
EMBASSY94	EMBASSY	Mr Paul & Mrs Ann Fenton	Fiat 94, Ninth Floor	70.00 Y 2	0.0000%
		3 Scrubbits Park Road			
		Radiott	Status 1:	Date introduced:	26 Jul 2003
		Herts	Status 2: B Not Applicab	Next Notice Date:	
			Status 3: B Block Manage	Next Review Date:	
			Status 4: A Exclude	Lease End Date:	
		WO7 BJN	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008
EMBASSY95	EMBASSY	Mr J P Matthews	Flat 95, Ninth Floor	77.00 Y 2	0.0000%
		252 Ali Soule Road	m	Flata (-tdrdr.	00 1-4 000*
		London	Status 1:	Date (ntroduced:	26 Jul 2003
			Status 2: B Not Applicab	Next Notice Date:	
			Status 3: B Block Manage		
		f	Status 4: A Exclude	Lease End Date:	
		NW10 3AD	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008
EMBASSY96	EMBA65Y	Mr J P Matthews	Flat 96, Ninth Floor	70.00 Y 2	0.00009
		252 All Souls Road			
		London	Status 1:	Date Introduced:	26 Jul 2003
		The second secon	Status 2: B Not Applicab	Next Notice Date:	
			Status 3: B Block Manage		
			Status 4: A Exclude	Lease End Date:	
		NW10 3AD	Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008
EMBASSY97	EMBASSY	Mr H H Landolf Eichenrain 35	Garages (2+4) Parking (17+2	½ 12.00 Y 2	0,0000%
		CH-3122 Kehrsatz	Status 1:	Date Introduced:	2 Dec 2003
		SWITZERLAND	Status 2: B Not Applicab	Next Notice Date:	
			Status 3: B Block Manage	Next Review Date:	
			Status 4: A Exclude	Lease End Date:	
			Status 5: A Mark portfol	Next Demand Date:	1 Jan 2008

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Totals

Tenants Listed: 74

THIRD SCHEDULE

LIST OF RESPONDENTS REPRESENTED BEFORE THE TRIBUNAL BY MR J MATTHEWS, LESSEES ASSOCIATION

Mr J Khalil (Bunkers Solicitors)	Flat 21		
Mrs F S Sayidhum (Bunkers	Flats 4, 23, 53, 71, 83		
Solicitors)			
Mr A L George	Flats 32, 52		
Mr P B Christensen	Flat 92		
Mr M Magar	Flats 47,		
Estate of S A Magar	Flat 42		
A A Magar	Flat 54		
Mr D Leevers	Flat 33		
Mrs Awadalla	Flat 64		
Mr A and Mrs K Pritcher	Flat 63		
Mr A Rashand	Flat 84		
Mr Fenton	Flats 74, 94		
Mr N Walker	Flat 55		
Mr & Mrs Vinh-Thang Vo-Ta	Flat 102		
Mr P Fothergill	Flat 25		
Ms CS King	Flat 51		
Ms S Uddin-Hussain	Flat 7		
Mr Coleman	Flats 5, 6		
Mr J Matthews	Flats 95, 96		

Mr Matthews had received a response from Mrs G M Best of Flat 27 to the effect that she wished him to represent her interests, but the Tribunal had also been notified by Mrs Best that she did not wish to participate in the application. The Tribunal therefore did not treat Mrs Best as being represented by Mr Matthews.