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

Case Reference : **LON/00AH/LSC/2013/0677**

Property : **Flat 1, 243 Holmesdale Road,
London SE25 6PR**

Applicant : **Mr S L Pariser**

Representative : **Circle Residential Management**

Respondent : **Mr R A S Fearon**

Representative : **None notified**

Type of Application : **For the determination of the
reasonableness of and the liability
to pay a service charge**

Tribunal : **Judge Goulden**

**Date and venue of
Hearing** : **10 Alfred Place, London WC1E 7LR**

Date of Decision : **27 November 2013**

DECISION

Decision of the tribunal

- (1) The Tribunal determines that the sum of £438.13 is payable by the Respondent being his proportion of insurance in respect of the service charges for the years 2013/2014

The application

1. The Applicant seeks a determination pursuant to s.27A of the Landlord and Tenant Act 1985 ("the 1985 Act") as to the amount of service charges payable by the Respondent in respect of his proportion of insurance for the service charge years 2013/2014

The background

2. The property which is the subject of this application is Flat 1, 243 Holmesdale Road, London SE25 6PR. It was described in the application as a two storey terrace property comprising 3 self contained flats on the ground, first and top floor circa 1860.
3. The Respondent holds a long lease of the property which requires the landlord to provide services and the tenant to contribute towards their costs by way of a variable service charge.

The issues

4. The Applicant has applied for a determination of the liability of the Respondent to pay service charges for the financial year 2013 (January to December) and relates to the Respondent's proportion of the insurance charges in respect of the year 2013/2014 being £438.13 for that year.
5. Directions of the Tribunal were issued on 3 October 2013.
6. The matter was listed for a paper determination and neither side requested an oral hearing.
7. By an email from the Respondent dated 21 November 2013, the Respondent stated, inter alia "*I agree to make payment for the insurance to my property*".

The Tribunal's decision

8. In view of the evidence provided and the concession made by the Respondent, the Tribunal determines that the amount payable by the Respondent in respect of his proportion of the insurance for the year

2013/2014 in the sum of £438.13 is relevant and reasonably incurred and property chargeable to the service charge account.

Name: J Goulden

Date: 27 November 2013

