

11867



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

Case Reference : **LON/00BG/LVL/2016/0008**

Property : **Blocks 71-135 and 137-243 St
Stephens Road, 1-53 Butley Court,
1-64 Jossiline Court, 1-82 Wilmer
House, 1-38 Ranwell Close, 39-78
Ranwell Close and 9-52 Lake View
Estate, London E3**

Applicant : **Old Ford Housing Association**

Representative : **Capsticks Solicitors LLP**

Respondents : **The long leaseholders of the flats
within the Property as listed in
Appendix 1**

Type of Application : **Variation of leases – section 35
Landlord and Tenant Act 1987**

Tribunal Members : **Judge P Korn
Ms S Coughlin MCIEH**

**Date and venue of
determination** : **16th September 2016 at 10 Alfred
Place, London WC1E 7LR**

Date of Decision : **16th September 2016**

DECISION

Decision of the tribunal

The Tribunal orders that the leases to which this application relates be varied as set out in Appendix 2.

The application

1. The Applicant has applied to the tribunal pursuant to section 35 of the Landlord and Tenant Act 1987 ("**the 1987 Act**"), for an order that certain leases be varied in the manner set out in Appendix 2.
2. The Applicant is the freehold owner of the Property and the Respondents are each the long leaseholder of the flat within the Property listed against their name in Appendix 1.
3. The Applicant has commenced some major works at the Property and, having looked into the matter, has concluded that the leases of the flats listed in Appendix 1 have been drafted with inconsistent definitions of "Building" and "Estate". In the Applicant's view, one consequence of these inconsistent definitions is that, when taken together, they result in the service charge proportions failing to add up to 100%, thereby leaving the Applicant with a service charge shortfall. Accordingly, the Applicant applies for the leases to be varied in the manner set out in Appendix 2 in order to remedy this error.

Paper determination

4. In its application the Applicant stated that it was content for this matter to be dealt with by way of paper determination without an oral hearing. The Tribunal in its directions stated that it proposed to deal with the matter by way of paper determination unless any party requested a hearing. No request has been made for an oral hearing, and accordingly the matter is being dealt with on the papers alone.

Applicant's case

5. The Applicant has provided copies of relevant sample leases, details of its freehold title and details of its proposed variations. In its application it states that the leases have been granted using two different model formats, which it has identified as Type A and Type B.
6. The Applicant states that as a result of inconsistent definitions of "Building" and "Estate" in the relevant leases the service charge definition of apportionments does not add up to 100%. The Applicant is of the view that the inconsistent definitions are simply an unfortunate drafting error, and the ground for the application is stated to be section 35(2)(f) of the 1987 Act.

7. In a letter dated 19th August 2016 the Applicant's solicitors state that a number of the Respondents have contacted them by telephone and by email raising queries and requesting clarification, and they go on to state that these were all addressed.
8. The abovementioned letter continues to give an example of an incorrect definition and of its impact. Block 137-243 St Stephens Road comprises the flats with odd numbers between 137 and 243 and contains 54 flats in total. However, the lease for Flat 183 defines "Block" as "ALL THAT block known as 183 to 189 and 237 to 243 St Stephens Road ...", which would suggest that there are 14 flats. The lease for Flat 193, on the other hand, defines "Block" as "ALL THAT block known as 71 to 243 St Stephens Road ...", which would suggest that there are 174 flats. Whereas the lease for Flat 219 defines "Block" as "ALL THAT block known as 137 to 243 St Stephens Road ...", which would suggest that there are 108 flats.
9. The costs of service provision are apportioned by reference to the definitions of "Block" and Estate". The costs are to be apportioned equally across all properties in the block and the estate, and consequently the definition needs to reflect the correct number of units within the block and estate to enable reasonable apportionment across all properties. If the Flat 183 definitions were to be used then each leaseholder of Block 137-243 would pay one fourteenth of the costs attributable to that block, whereas if the Flat 193 definitions were to be used then each leaseholder would pay a one hundred and seventy fourth part of the costs attributable to that block.

Respondents' responses

10. As noted above, the Applicant's solicitors state that a number of the Respondents have contacted them to raise queries and that these queries have all been addressed.
11. The only written objections to the application in the bundle are in the form of a letter dated 10th August 2016 addressed to the Applicant's solicitors written on behalf of 29 leaseholders. Those objections were then responded to in the letter dated 19th August 2016 referred to above. By a letter dated 26th August 2016 those leaseholders declared themselves satisfied with the written explanation of the Applicant's solicitors and confirmed that they were now content that the Applicant has justification to vary the wording of the leases.

The Tribunal's analysis/determination

12. The Applicant refers in the application to there being inconsistent definitions of "Building" and "Estate". In their letter of 19th August 2016, the Applicant's solicitors state that there are inconsistent

definitions for "Block" and/or "Estate". However, a perusal of the copy leases in the bundle and of the variations sought seems to indicate that the issue is with the definitions of "Building" and "Demised Premises". That said, it seems clear that the Applicant intended to refer to the definitions of "Building" and "Demised Premises", and these are the terms used in the proposed variations.

13. Section 35(1) of the 1987 Act states that *"any party to a long lease of a flat may make an application to the appropriate tribunal for an order varying the lease in such manner as is specified in the application"*. Section 35(2) sets out the grounds on which an application may be made, and the ground set out in section 35(2)(f) is *"that the lease fails to make satisfactory provision with respect to ... the computation of a service charge payable under the lease"*.
14. Section 35(4) of the 1987 Act states *"For the purposes of subsection (2)(f) a lease fails to make satisfactory provision with respect to the computation of a service charge payable under it if – (a) it provides for any such charge to be a proportion of expenditure incurred, or to be incurred ... and (b) other tenants of the landlord are also liable under their leases to pay by way of service charges proportions of any such expenditure; and (c) the aggregate of the amounts that would, in any particular case, be payable by reference to the proportions referred to in paragraphs (a) and (b) would either exceed or be less than the whole of any such expenditure"*.
15. The Respondents have been afforded an opportunity to object to the Applicant's analysis and/or to raise queries, and it appears that several have done so. This seems to have resulted in all of the Respondents being satisfied with the Applicant's analysis and conclusions. The bundle contains no evidence of any continuing objections on the part of any of the Respondents and it contains specific evidence that those 29 leaseholders who originally raised objections are now satisfied.
16. It is clear from looking at the various definitions of "Building" that there are significant inconsistencies and errors in those definitions. It is also clear, on a sample basis, that some at least of these definitions lead to inconsistent results in respect of service charge apportionment, such that individual leaseholders technically are required to pay very different percentages from each other for no obvious reason. It does seem to be the case that this is simply as a result of drafting errors.
17. We note from correspondence that in practice the Applicant has not been applying the strict wording of the leases in relation to service charge computations on the ground, it would seem, that the inconsistent definitions make it unworkable to do so.
18. As the parties are in agreement on the point, this is sufficient evidence to enable the Tribunal to conclude that the service charge percentages

add up to less than 100% and that the provisions of section 35(4) are satisfied. In addition, the inconsistent drafting has led to a position of uncertainty for all parties, and therefore for this reason as well we consider that the leases fail "to make satisfactory provision with respect to ... the computation of a service charge payable under the lease" under section 35(2)(f).

19. As regards the proposed variations themselves, it is possible that some of these are merely cosmetic. However, in the absence of any objections and as we are satisfied that the case has been made for varying the leases, we consider it sensible to deal with these possibly cosmetic points at the same time.
20. Accordingly we order the variation of the leases which are the subject of this application in the manner set out in Appendix 2.

Cost applications

21. No cost applications have been made.

Name: Judge P. Korn

Date: 16th September 2016

RIGHTS OF APPEAL

- A. If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber) a written application for permission must be made to the First-tier Tribunal at the regional office dealing with the case.
- B. 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.
- C. If the application is not made within the 28 day time limit, such application must include a request for extension of time and the reason for not complying with the 28 day time limit; the Tribunal will then look at such reason and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
- D. 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.

APPENDIX 1

DETAILS OF RESPONDENTS
(Application, paragraph 4)

Name of Leaseholder 1	Name of Leaseholder 2	Address Line 1	Address Line 2	Post Code	Correspondence Address Line 1	Correspondence Address Line 2	Correspondence Address Line 3	Correspondence Address Line 4	Post Code
Block 71 - 135 St. Stephens Road London E3 5JN									
MS E MONDESIR		79 St. Stephens Road	London	E3 5JN					
A CABIANCA	L CABIANCA	83 St. Stephens Road	London	E3 5JN					
Ms S Wilson	Mr R Torres	85 St. Stephens Road	London	E3 5JN					
MR L DODD		87 St. Stephens Road	London	E3 5JN					
Ms E Chung		91 St. Stephens Road	London	E3 5JN					
Mr T P Ker	Mrs E Whey Ling Ker	95 St. Stephens Road	London	E3 5JN					
A RICHMAN		97 St. Stephens Road	London	E3 5JN					
MR E THOMAS	MRS I THOMAS	103 St. Stephens Road	London	E3 5JN					
MR MA BHUIYA	MRS NB BHUIYA	105 St. Stephens Road	London	E3 5JN					
MR I PUERTAS	MRS L PUERTAS	109 St. Stephens Road	London	E3 5JN					
Ms A Rickwood		119 St. Stephens Road	London	E3 5JN					
MR D PATEL	MRS C PATEL	121 St. Stephens Road	London	E3 5JN					
Miss P Slubbs		123 St. Stephens Road	London	E3 5JN					

Ms AIH Baker		127 St. Stephens Road	London	E3 5JN					
MR B HILLIARD	MRS S HILLIARD	129 St. Stephens Road	London	E3 5JN					
Mrs L Kanfoudi Fakir		131 St. Stephens Road	London	E3 5JN					
Block 137 - 243 St. Stephens Road London E3 5JN									
Mr Y Kadis	Ms J Teasdale	137 St. Stephens Road	London	E3 5JW					
MR A THOMAS		139 St. Stephens Road	London	E3 5JW					
MR D VICKERS	MRS L VICKERS	147 St. Stephens Road	London	E3 5JW					
MR S SEARLE		155 St. Stephens Road	London	E3 5JW					
MR S NOGUEIRA	MRS C CUNHA	161 St. Stephens Road	London	E3 5JW					
Miss O NI MHORDHA		163 St. Stephens Road	London	E3 5JW					
Miss S N Evans		165 St. Stephens Road	London	E3 5JW					
MR C TEALE	MRS J TEALE	167 St. Stephens Road	London	E3 5JW					
Miss O NI MHORDHA		169 St. Stephens Road	London	E3 5JW					
MR M BATCHELOR	MRS D BATCHELOR	173 St. Stephens Road	London	E3 5JW					
Mr S Islam	MRS S ISLAM	175 St. Stephens Road	London	E3 5JW					

MS M LAPIANA		177 St. Stephens Road	London	E3 5JW					
Mr A J Bates	Ms J R Carey	179 St. Stephens Road	London	E3 5JW					
Mr J Hampson		181 St. Stephens Road	London	E3 5JW					
Miss R Begum		183 St. Stephens Road	London	E3 5JW					
MR E THORNTON		187 St. Stephens Road	London	E3 5JW					
Ms J Mackie		189 St. Stephens Road	London	E3 5JW					
Mr A Hassan		195 St. Stephens Road	London	E3 5JW					
MS P PERRY		197 St. Stephens Road	London	E3 5JW					
MR S SICKELMORE	MRS L SICKELMORE	205 St. Stephens Road	London	E3 5JW					
SWAN HA		207 St. Stephens Road	London	E3 5JW					
MR M SHEARING	MRS P SHEARING	209 St. Stephens Road	London	E3 5JW					
Mr Mission Housing Association Limited		213 St. Stephens Road	London	E3 5JW					
MR A CHOWDHURY		215 St. Stephens Road	London	E3 5JW					
Mr DJ Sykes		217 St. Stephens Road	London	E3 5JW					
Mr F UDDIN		219 St. Stephens Road	London	E3 5JW					

MRS K SHEARING		223 St. Stephens Road	London	E3 5JW					
MRS E JEFFERY		225 St. Stephens Road	London	E3 5JW					
D A SHEFFIELD	G K SHEFFIELD	229 St. Stephens Road	London	E3 5JW					
Mr J H Eitan	Ms Y Fridel	231 St. Stephens Road	London	E3 5JW					
Mr S Ahmed		233 St. Stephens Road	London	E3 5JW					
MR J FORD		243 St. Stephens Road	London	E3 5JW					
1 – 53 Butley Court Ford Street London E3 5LT									
Miss L Laws		Flat 15, Butley Court Ford Street	London	E3 5LT					
1 – 64 Jossiline Court, Ford Street, London E3 5LS									
MR A HAQUE		Flat 60, Jossiline Court Ford Road	London	E3 5LS					
1 – 82 Wilmer House, Daling Way, London E3 5NW									
Mr A Da Cunha		Flat 16, Wilmer House Daling Way	London	E3 5NW					
MR W MURRAY		Flat 29, Wilmer House Daling Way	London	E3 5NW					
1 – 38 Ranwell Close, Beale Road, London E3 5LW									
Mr EZ Enver		30 Ranwell Close Beale Road	London	E3 5LW					

39 - 78 Ranwell Close, Beale Road, London E3 5LN

K HURN		43 Ranwell Close Beale Road	London	E3 5LN					
Ms J Cheadle		51 Ranwell Close Beale Road	London	E3 5LN					
Mr R W Stewart		64 Ranwell Close Beale Road	London	E3 5LN					
MR C O'CALLAGHAN		67 Ranwell Close Beale Road	London	E3 5LN					
Mr S P Mackie Williams	Ms R A Ettinger	70 Ranwell Close Beale Road	London	E3 5LN					
Mr E Ahmet		73 Ranwell Close Beale Road	London	E3 5LN					

9 -52 Lake View Estate, Old Ford Road, London E3 5TB

Mr D Burgess		13 Lake View Estate, Old Ford Road	London			E3 5TB			
MS M CHEVALIER		25 Lake View Estate, Old Ford Road	London			E3 5TB			
MR G SINGH		44 Lake View Estate, Old Ford Road	London			E3 5TB			

Block: 71 – 135 St Stephens Court – Lease Type A

Title Number	Flat no.	Date of Lease	Current Paragraph 4 of the Particulars	Substitute Paragraph 4 of the Particulars
EGL274871	79	1 October 1990	BUILDING AND ADDRESS: ALL THAT block known as 71-127, St Stephens Road, Bow, London E3 5JN	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL440546	83	20 May 2000	BUILDING: All that block known as 115-127 St Stephens London E3 5JN	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL273999	85	1 October 1990	BUILDING AND ADDRESS: ALL THAT block known as 81-95 St Stephens Road, Bow, London E3	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL249654	87	5 June 1989	BUILDING AND ADDRESS: St Stephens Road, Bow E3	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL396429	91	16 August 1999	BUILDING ALL THAT block known as 71-243 St Stephens Road, London E3 5JN	BUILDING ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL395727	95	12 July 1999	BUILDING: ALL THAT block known as 71-127 St Stephens Road, London E3 5JN	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"

EGL268367	97	4 June 1990	BUILDING AND ADDRESS: 71-83/93-105/115-127 (ODD) ST STEPHEN'S ROAD, LONDON E.3	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL263630	103	2 April 1990	BUILDING AND ADDRESS: ALL THAT block known as 95-105 St Stephens Road, Bow, London E.3	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL509818	105	21 August 2006	BUILDING: All that block known as 115 to 127 St Stephens Road, London E3 5JN	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL240670	109	20 March 1989	BUILDING AND ADDRESS: St Stephens Road, E3	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL411027	119	20 March 2000	BUILDING: ALL THAT block known as 1-16 St Stephens Road London E3 5JN	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL257358	121	18 September 1989	BUILDING AND ADDRESS: 71-83, 93-103 & 115-127 ST STEPHENS ROAD, BOW, E.3	BUILDING ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL239344	123	13 February 1989	BUILDING AND ADDRESS ALL THAT block known as -125 (odd) St Stephens Road London E3	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL266313	127	8 May 1990	BUILDING AND ADDRESS:	BUILDING:

			St Stephens Road, Bow E3	ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"
EGL271646	129	20 August 1990	BUILDING AND ADDRESS: 89-91, 107-113, 115-127 (ODD) St Stephens Road, Bow E3	BUILDING: ALL THAT block known as 71-135 (odd) St Stephens Road, London E3 5JN"

Block: 137-243 St Stephens Road – Type A Lease

Title Number	Flat no.	Date of Lease	Current Paragraph 4 of the Particulars	Substitute Paragraph 4 of the Particulars
EGL245252	137	15 May 1989	<p>BUILDING AND ADDRESS:</p> <p>ALL THAT block known as 137 to 145 (odd) and 191 to 199 (odd) St Stephen's Road Bow London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL377547	139	10 August 1998	<p>BUILDING:</p> <p>ALL THAT block known as 191-199 and 137 – 155 St Stephen's Road London E3 5JW</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL240916	147	27 February 1989	<p>BUILDING AND ADDRESS:</p> <p>ALL THAT block known as 147-165 (odd) and 209 – 219 (odd) St Stephens Road Bow London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL355620	155	18 November 1996	<p>BUILDING AND ADDRESS:</p> <p>ALL THAT block known as 147-165 (odd) and 201 – 219 (odd) St Stephens Road Bow London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL374591	161	17 November 1997	<p>BUILDING AND ADDRESS:</p> <p>All that block known as 147-165, 201-209 odd numbers, St Stephens Road London E3 5JW</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>

EGL236868	163	12 December 1988	<p>BUILDING AND ADDRESS:</p> <p>ALL THAT block known as 147 – 165 and 201 – 210 St Stephens Road E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL364755	165	29 September 1997	<p>BUILDING AND ADDRESS:</p> <p>All that block known as 146 -165 & 201 – 219 odd St Stephens Road, London E3 5JW</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL331748	181	8 December 1994	<p>BUILDING AND ADDRESS:</p> <p>ALL THAT block known as 167 – 181 and 221 – 235 St Stephens Road, Bow, London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL240625	183	3 April 1989	<p>BUILDING AND ADDRESS:</p> <p>ALL THAT block known as 183 – 189 and 237 to 245 St Stephens Road London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL307473	187	30 November 1992	<p>BUILDING AND ADDRESS:</p> <p>ALL THAT block known as 183 – 189 and 237 – 243 St Stephens Road, Bow, London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>
EGL226908	189	26 September 1988	<p>BUILDING AND ADDRESS:</p> <p>All that block known as 183 to 189 and 237 to 243 St Stephens Road, London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"</p>

EGL268143	195	29 May 1990	BUILDING AND ADDRESS: 191 – 199 & 137 -145 (ODD) ST STEPHENS ROAD, BOW, E3	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL426735	197	21 May 2001	BUILDING: ALL THAT block known as 71 – 243 St Stephens Road London E3 5JW	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL244699	205	24 April 1989	BUILDING AND ADDRESS: 201 -219 & 147 – 165 (odd), ST STEPHENS ROAD, BOW, E3	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL366832	207	4 August 1997	BUILDING AND ADDRESS: 147 – 165 (odd) and 201 – 219 (odd) St Stephens Road London E3 5JW	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL258068	209	3 July 1989	BUILDING AND ADDRESS: 201 – 219 & 147 – 165 (ODD) ST STEPHENS ROAD, BOW E3	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL274638	213	26 February 1990	BUILDING AND ADDRESS: 201 – 219 & 147 – 165 (ODD) ST STEPHENS ROAD, BOW, E3	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"

EGL315138	215	23 August 1993	BUILDING AND ADDRESS: ALL THAT block known as 147/165, 201/209, St Stephens Road, Bow, London. E3	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL431206	217	29 October 2001	BUILDING: All that block known as 201 to 219 St Stephens Road London E3 5JW	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL457967	219	26 May 2003	BUILDING: All that block known as 137 to 243 St Stephens Road London E3 5JW	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL342051	231	30 October 1995	BUILDING AND ADDRESS: ALL THAT block known as 221-235 St Stephens Road, London E3	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"
EGL217179	243	28 March 1988	BUILDING AND ADDRESS: ALL THAT block known as 183 to 189 (odd) and 237 to 243 (Odd) ST STEPHENS ROAD BOW LONDON E3	BUILDING: ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW"

Block: 137-243 St Stephens Road – Type B Lease

Title Number	Flat no.	Date of Lease	Provisions for amendment	Current Second Schedule	Substitute Second Schedule
EGL242347	167	17 April 1989	Second Schedule	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT piece or parcel of land being part of the Estate shown for the purposes of identification only edged blue on the plan attached and known as St. Stephens Road Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate</p>	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW</p>
EGL327523	169	29 August 1994	As above	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT piece or parcel of land being part of the Estate and shown for the purposes of identification only edged red on the plan attached and known as 167 –181 and 227 – 235 St. Stephens Road, Bow E3 Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate</p>	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW</p>
EGL215429	173	7 March 1988	As above	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT piece or parcel of land being part of the Estate and shown for the purposes of</p>	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT block known as 137 -</p>

				<p>identification only edged blue on the plan attached and known as 161 –181 (odd) and 221 – 235 (odd) St. Stephens Road</p> <p>Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate</p>	243 (odd) St Stephens Road, London E3 5JW
EGL226304	175	8 August 1988	Second Schedule	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT piece or parcel of land being part of the Estate shown for the purpose of identification only edged blue on the plan attached and known as 167 to 181 (odd) and 221 to 235 (odd) St Stephens Road Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate</p>	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW</p>
EGL226157	177	25 July 1988	As above	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT piece or parcel of land being part of the Estate shown for the purpose of identification only edged blue on the plan attached and known as 161 to 181 (odd) and 221 to 235 (odd) St Stephens Road Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate</p>	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW</p>
NGL461373	179	13 June 1983	As above	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p>	<p>THE SECOND SCHEDULE above referred to</p>

				ALL THAT piece or parcel of land being part of the Estate shown for the purpose of identification only edged blue on the plan attached and known as 167 - 181 (odds) 221 - 235 (odds) St Stephens Road Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate	The Building ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW
EGL249693	223	14 August 1989	Second Schedule	THE SECOND SCHEDULE above referred to The Building ALL THAT piece or parcel of land being part of the Estate shown for the purposes of identification only edged blue on the plan attached and known as 167 - 181 (odd) and 221 - 235 (odd) St Stephens Road Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate	THE SECOND SCHEDULE above referred to The Building ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW
EGL389753	225	29 March 1999	As above	THE SECOND SCHEDULE above referred to The Building ALL THAT piece or parcel of land being part of the Estate shown for the purposes of identification only edged blue on the plan attached and known as 221 - 235 (odd) St Stephens Road London E3 5JW together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate	THE SECOND SCHEDULE above referred to The Building ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW
EGL228202	229	12 September	As above	THE SECOND SCHEDULE above referred to	THE SECOND SCHEDULE

		1988		<p>The Building</p> <p>ALL THAT piece or parcel of land being part of the Estate shown for the purposes of identification only edged blue on the plan attached and known as 167 to 181 and 221 to 235 St Stephens Road Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate</p>	<p>above referred to</p> <p>The Building</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW</p>
EGL226948	233	5 September 1988	Second Schedule	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT piece or parcel pf land being part of the Estate shown for the purpose of identification only edged blue on the plan attached and known as 167 to 181 and 221 to 235 St Stephens Road Together with the flats erected thereon or on some part thereof but excluding all other parts of the Estate</p>	<p>THE SECOND SCHEDULE above referred to</p> <p>The Building</p> <p>ALL THAT block known as 137 - 243 (odd) St Stephens Road, London E3 5JW</p>

Block: 1 – 53 Butley Court – Type a Lease

Title Number	Flat no.	Date of Lease	Current Paragraph 4 of the Particulars	Substitute Paragraph of the Particulars
EGL514699	15	4 December 2006	BUILDING: All that block known as 1 to 46 Butley Court, Ford Street, London E3 5LT	BUILDING: ALL THAT block known as 1 – 53 Butley Court, Ford Street, London E3 5LT

Block: 1 – 64 Jossiline Court – Type A Lease

Title Number	Flat no.	Date of Lease	Current Paragraph 4 of the Particulars	Substitute Paragraph 4 of the Particulars
EGL212970	60	13 April 1987	BUILDING AND ADDRESS: ALL THAT block known as 12 to 16, 28 to 32, 44 to 48 and 60 to 64 Josseline Court St. Stephens Road Bow in the London Borough of Tower Hamlets	BUILDING: ALL THAT block known as 1 – 64 Jossiline Court, Ford Street, London E3 5LS

Block: 1 – 82 Wilmer House – Type A Lease

Title Number	Flat no.	Date of Lease	Current Paragraph 3 of the Particulars	Substitute Paragraph 3 of the Particulars	Current Paragraph 4 of the Particulars	Substitute Paragraph 4 of the Particulars
EGL257126	16	30 October 1989	<p>DEMISED PREMISES:</p> <p>16, WILMER HOUSE, DRIFFIELD ROAD, LONDON, E3</p>	<p>DEMISED PREMISES:</p> <p>16 WILMER HOUSE, DALING WAY, LONDON E3 5NW</p>	<p>BUILDING AND ADDRESS:</p> <p>1 – 28, Wilmer House, Driffield Road, London, E.3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 1 – 82 Wilmer House, Daling Way, London E3 5NW</p>
	29	11 June 1990	<p>DEMISED PREMISES:</p> <p>29 Wilmer House, Daling Way, London E3</p>	<p>DEMISED PREMISES:</p> <p>29 WILMER HOUSE, DALING WAY, LONDON E3 5NW</p>	<p>BUILDING AND ADDRESS:</p> <p>All that Block numbered to known as Wilmer House, Darling Way, London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 1 – 82 Wilmer House, Daling Way, London E3 5NW</p>

Block: 1-38 & 39 - 78 Ranwell Close – Type A Lease

Title number	Flat no.	Date of Lease	Current Paragraph 3 of the Particulars	Substitute Paragraph 3 of the Particulars	Current Paragraph 4 of the Particulars	Substitute Paragraph 4 of the Particulars
EGL266243	30	21 May 1990	DEMISED PREMISES: 30 Ranwell House, Beale Road, Bow, London, E3	DEMISED PREMISES: 30 Ranwell Close, Beale Road, London E3 5LW	BUILDING AND ADDRESS: Ranwell House, Beale Road, Bow, E3	BUILDING: ALL THAT block known as 1 – 38 Ranwell Close, Beale Road, London E3 5LW
EGL271481	43	6 August 1990	DEMISED PREMISES: ALL THAT ground Floor Flat known as 43 Ranwell House, Beale Road, Bow E3	DEMISED PREMISES: ALL THAT Ground Floor Flat known as 43 Ranwell Close, Beale Road, London E3 5LN	BUILDING AND ADDRESS: ALL THAT block known as 38-78 Ranwell House, Beale Road, Bow E3	BUILDING ALL THAT block known as 39 - 78 Ranwell Close, Beale Road, London E3 5LN
EGL274183	51	6 August 1990	DEMISED PREMISES: ALL THAT First Floor Flat known as 51 Ranwell House, Old Ford Road, Bow E3	DEMISED PREMISES: ALL THAT First Floor Flat known as 51 Ranwell Close, Beale Road, London E3 5LN	BUILDING AND ADDRESS: ALL THAT block known as 35-62 Ranwell House, Old Ford Road, Bow E3	BUILDING: ALL THAT block known as 39 - 78 Ranwell Close, Beale Road, London E3 5LN
EGL245065	64	16 January 1989	DEMISED PREMISES:	DEMISED PREMISES:	BUILDING AND ADDRESS: ALL THAT block known as	BUILDING: ALL THAT block known

			ALL THAT Third Floor Flat known as 54 Ranwell House, Old Ford Road, Bow, London E3	ALL THAT Third Floor Flat known as 64 Ranwell Close, Beale Road, London E3 5LN	35-85 Ranwell House, Old Ford Road, Bow, London E3	as 39 - 78 Ranwell Close, Beale Road, London E3 5LN
EGL353977	67	9 September 1996			BUILDING AND ADDRESS: ALL THAT block known as 1-78 Ranwell Close Beale Road London E3	BUILDING: ALL THAT block known as 39 - 78 Ranwell Close, Beale Road, London E3 5LN
EGL239799	70	6 March 1989	DEMISED PREMISES: ALL THAT Third Floor Flat known as 70 Ranwell Close, Old Ford Road, London E3	DEMISED PREMISES: ALL THAT Third Floor Flat known as 70 Ranwell Close, Beale Road, London E3 5LN	BUILDING AND ADDRESS: ALL THAT block known as 35-85 Ranwell House, Old Ford Road, London E3	BUILDING: ALL THAT block known as 39 - 78 Ranwell Close, Beale Road, London E3 5LN
EGL239657	73	6 March 1989			BUILDING AND ADDRESS: 35-83, Ranwell Close, Beale Road, E3	BUILDING: ALL THAT block known as 39 - 78 Ranwell Close, Beale Road, London E3 5LN

Block: 9-52 Lake View Estate – Type A Lease

Title Number	Flat no.	Date of Lease	Current Paragraph 3 of the Particulars	Substitute Paragraph 3 of the Particulars	Current Paragraph 4 of the Particulars	Substitute Paragraph 4 of the Particulars
EGL275702	13	29 October 1990	<p>DEMISED PREMISES:</p> <p>ALL THAT First Floor Flat known as 13 Lake View Estate, Old Ford Road, Bow E3</p>	<p>DEMISED PREMISES:</p> <p>ALL THAT First Floor Flat known as 13 Lake View Estate, Old Ford Road, London E3 5TB</p>	<p>BUILDING AND ADDRESS:</p> <p>ALL THAT block known as 9-25 Lakeview Estate, Old Ford Road, Bow E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 9 -52 Lake View Estate, Old Ford Road, London E3 5TB</p>
EGL258326	25	18 June 1990	<p>DEMISED PREMISES:</p> <p>25 Lakeview Estate, Old Ford Road, E3</p>	<p>DEMISED PREMISES:</p> <p>25 Lake View Estate, Old Ford Road, London E3 5TB</p>	<p>BUILDING AND ADDRESS:</p> <p>All that Block numbered 9-52 known as Lakeview Estate, Old Ford Road, London E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 9 -52 Lake View Estate, Old Ford Road, London E3 5TB</p>
EGL362558	44	25 August 1997	<p>DEMISED PREMISES:</p> <p>All that Eight Floor Flat known as 44 Lakeview Estate, Old Ford Road London E3</p>	<p>DEMISED PREMISES:</p> <p>ALL THAT Eighth Floor Flat known as 44 Lake View Estate, Old Ford Road, London E3 5TB</p>	<p>BUILDING AND ADDRESS:</p> <p>All that block known as block known as 1-60 Lakeview Estate, Old Ford Road, London, E3</p>	<p>BUILDING:</p> <p>ALL THAT block known as 9 -52 Lake View Estate, Old Ford Road, London E3 5TB</p>