



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

Case Reference : **CAM/00MG/LVL/2020/0001**

Property : **13 Hinsley Walk, Bletchely, Milton Keynes,
MK3 6FE
(also known as Plot Number 150)**

Applicant : **Trinity (Estates) Property Management
Limited (Manager for the Head Landlord)**

First Respondent : **Stonewater Limited (Head Lessee &
Landlord of Under Lessee)**

Second Respondent : **Ms Jordan Barrows (Under Lessee of the
Shared Ownership Lease)**

Type of Application : **To vary a lease
(s35 Landlord and Tenant Act 1987)**

Tribunal : **Judge J R Morris**

Date of Order : **16th October 2020**

ORDER

UPON the Tribunal considering the application by the Applicant of the 6th March 2020 to vary the terms of the Lease dated 3rd December 2007 between (1) Bryant Homes Central Limited (2) Trinity (Estates) Property management Limited and (3) Jephson Homes Housing Association Limited (“the Lease”)

AND UPON the Tribunal being satisfied that, pursuant to section 35(2)(f) and (4) of the Landlord and tenant Act 1987, the Lease fails to make satisfactory provision with respect to the computation of the service Charge payable under the Lease

PURSUANT TO section 38(1) of the Landlord and Tenant Act 1987
IT IS HEREBY ORDERED THAT:

In respect of the Service Charge Percentage in the Particulars of the Lease relating to the interior of the Block, the words “and 150” are deleted and the word” and is inserted between “143” and “144”

IT IS FURTHER ORDERED that the said variation of the Lease should take effect from the date of the original grant of the Lease.

IT IS FURTHER ORDERED that subject to the variation expressed in the Order all the clauses, covenants, conditions and provisions of the Lease shall continue in full force and effect and the Lease shall henceforth be construed as if such amendment were originally contained therein.

AND IT IS FURTHER ORDERED that the Chief Land Registrar shall make such entries on the registers relating to the titles hereby affected or to open a new title or titles as shall be deemed appropriate for the purpose of recording and giving effect to the terms of this Order.

Judge JR Morris