

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.

Signed-----*MM*----- Chair
dated -----*21-12-11*-----

FIRST SCHEDULE

EMBASSY COURT SERVICE CHARGE ACTUALS 2005

**ADJUSTED FOR CONSULTATION WITH LESSEES
ASSOCIATION**

	LVT APPLICATIO N	ADJ PER CONSULTATIO N	FINAL AGREED 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 MAINTENANCE	1,769.80		1,769.80
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

SECOND SCHEDULE

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Tenant Detail

Reference: ⇨ ZZZZZZZZZZ Status 1: ⇨ Z Manager: 0 ⇨ 250
 Landlord: ⇨ ZZZZZZZZ Status 2: ⇨ Z Type: ⇨ ZZZZ
 Property: EMBASSY ⇨ EMBASSY Status 3: ⇨ Z Next Demand Date: ⇨ 31 Dec 9999
 Status 4: ⇨ Z Rent Balance: -99,999,999.99 ⇨ 99,999,999.99
 Status 5: ⇨ Z Account Balance: -99,999,999.99 ⇨ 99,999,999.99
 Current: Archived:

Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY01	EMBASSY	Mr C Camillin Level 5 84 William Street Melbourne Vic 3000 Australia	Flat 1, Ground Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY02	EMBASSY	Bluestorm Limited C/o Miss E C Jinks 45 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 2, Ground Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	0.00		2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2005
EMBASSY03	EMBASSY	Mr C Camillin Level 5 84 William Street Melbourne Vic 3000 Australia	Flat 3, Ground Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY04	EMBASSY	Mrs F S Sayidhum C/o Mr J Khalil 5 Upper Drive Hove East Sussex BN3 6GR	Flat 4, Ground Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY05	EMBASSY	Mr P A & Mr J C Coleman 346 Dyke Road Brighton East Sussex BN1 5BB	Flat 5, Ground Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	100.00	Y	2	0.0000% Date Introduced: 21 Nov 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY06	EMBASSY	Mr P A & Mr M J Coleman 346 Dyke Road Brighton East Sussex BN1 5BB	Flat 6, Ground Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

F.A.O: TONY PEACH
 FAX: 01243 779389

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ST RESEARCH

Tenant Detail

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Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY07	EMBASSY	Ms Sophia Uddin-Hussain 83 Gunnersbury Avenue Ealing London	Flat 7, Ground Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	100.00	Y	2	0.0000%
		W5 4LR					Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY101	EMBASSY	Ms C Evans & Ms O Johnson 101 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 101, Tenth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY102	EMBASSY	Mr & Mrs V T Vo-Ta 97 Hillfield Court Batsize Avenue London NW3 4BE	Flat 102, Tenth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	30.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY103	EMBASSY	Ms R Ozin 103 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 103, Tenth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	75.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY104	EMBASSY	Ms S R Dulay 104 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 104, Tenth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY11	EMBASSY	Mr N D Mitchenall C/o Lunson Mitchenall 33 Cork Street London W1S 3NQ	Flat 11, First Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY12	EMBASSY	Mr & Mrs G Debanka-Hirst 35 Surrenden Park Brighton East Sussex BN1 6XA	Flat 12, First Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	100.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

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Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY14	EMBASSY	Dr Graham Woodruff & Ma Bette Abbott 14 Embassy Court Kings Road Brighton East Sussex BN1 2PY	Flat 14, First Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	95.00	Y	2	0.0000% Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY14A	EMBASSY	Paulanto Limited 3rd Floor 130 Western Road Hove East Sussex BN3 1DA	Flat 14a, First Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	60.00	Y	2	0.0000% Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY15	EMBASSY	V K Sondhi TMV & P Management Svcs Ltd 29 Swan Road Hamworth Middlesex TW13 5NF	Flat 15, First Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY16	EMBASSY	Mr D Patten Thorn tree Cottage Poling Nr Arundel West Sussex BN16 9PU	Flat 16, First Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	30.00	Y	2	0.0000% Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY17	EMBASSY	Mr D Walker & Miss L Gorman 17 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 17, First Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	30.00	Y	2	0.0000% Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY21	EMBASSY	Mr M G Khalil 6 Upper Drive Hove East Sussex BN3 6GR	Flat 21, Second Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	80.00	Y	2	0.0000% Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY22	EMBASSY	Mr D Patten Thorn tree Cottage Poling Nr Arundel West Sussex BN16 9PU	Flat 22, Second Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	100.00	Y	2	0.0000% Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

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Tenant Detail

Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY23	EMBASSY	Mrs F S Saykhum C/o Mr J Khalil 5 Upper Drive Hove East Sussex BN3 6GR	Flat 23, Second Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	100.00	Y	2	0.0000%
			Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008				
EMBASSY24	EMBASSY	Mr S C Pacey & Miss N Farrington Crowthors High Street Staplehurst Tonbridge Kent TN12 0BL	Flat 24, Second Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	125.00	Y	2	0.0000%
			Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008				
EMBASSY25	EMBASSY	Mr P Fothergill 12 The Willows Weybridge Surrey KT13 8EQ	Flat 25, Second Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	125.00	Y	2	0.0000%
			Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008				
EMBASSY26	EMBASSY	Mr D A Road 26 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 26, Second Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000%
			Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008				
EMBASSY27	EMBASSY	Mrs G M Boat 371 Kingsway Hove East Sussex 01273 - 417 821 BN3 4QD	Flat 27, Second Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000%
			Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008				
EMBASSY31	EMBASSY	Peulanto Limited Sussex House 130 Western Road Hove East Sussex BN3 1DA	Flat 31, Third Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.10	Y	2	0.0000%
			Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008				
EMBASSY32	EMBASSY	Mr A L George 32 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 32, Third Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	60.00	Y	2	0.0000%
			Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008				

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Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY33	EMBASSY	Mr D Leavers 33 Embassy Court Brighton East Sussex BN1 2PX	Flat 33, Third Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	90.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY34	EMBASSY	Mr C Camillin 1,3 Level 5 84 William Street Melbourne Vic 3000 Australia	Flat 34, Third Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY35	EMBASSY	Mr C Camillin Level 5 84 William Street Melbourne Vic 3000 Australia	Flat 35, Third Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY36	EMBASSY	Mr C Camillin Level 5 84 William Street Melbourne Vic 3000 Australia	Flat 36, Third Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	100.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY37	EMBASSY	Mr J Boney C/o 82 Overhill Southwick Brighton East Sussex BN42 4WJ	Flat 37, Third Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY41	EMBASSY	Dr Al Hamoud & A Khalef AIR MAIL P.O Box 27589 Safat 13138 Kuwait	Flat 41, Fourth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY42	EMBASSY	The Estate of S A Magar 23 Chisholm Court St Peter's Road London W6 9BB	Flat 42, Fourth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

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Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY43	EMBASSY	Mr N A Davison Flat 43 Embassy Court Kings Road Brighton BN1 2PX	Flat 43, Fourth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	200.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY44	EMBASSY	Mrs S Miah C/o AMR Properties Unit 15, Brasserie House Brighton Marina Village Square Brighton BN2 5WA	Flat 44, Fourth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY45	EMBASSY	Ms E C Jinks 45 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 45, Fourth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	100.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY46	EMBASSY	Mr D Patten Thorn Tree Cottage Potting Nr Arundel West Sussex BN18 9PU	Flat 46, Fourth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	40.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY47	EMBASSY	Mr M Mager C/o Rose Baker & Co 107 Woodlands Golders Green London NW11 9QT	Flat 47, Fourth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY51	EMBASSY	Ms C S King 51 Embassy Court Kings Road Brighton BN1 2PX	Flat 51, Fifth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	80.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY52	EMBASSY	Mr A L George & Mr Ishag 52 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 52, Fifth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	60.00	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

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Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	M/gr	Commission
EMBASSY53	EMBASSY	Mrs F F Sayidhum C/o Mr J Khalil 5 Upper Drive Hove East Sussex BN3 6GR	Flat 53, Fifth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	90.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY54	EMBASSY	A A Magar C/o Rose Baker & Co 107 Woodlands Golders Green London NW11 9QT	Flat 54, Fifth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY55	EMBASSY	Mr N Walker 71 Thunder Lane Norwich Norfolk NR7 0PZ	Flat 55, Fifth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	125.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY56	EMBASSY	Ms C Copperwheat 56 Embassy Court Kings Road Brighton BN1 2PY	Flat 56, Fifth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	125.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY57	EMBASSY	Mr M D King 67 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 57, Fifth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY61	EMBASSY	Mrs J Barnett & Miss J Dwyer 6 Walsingham Road Hove East Sussex BN3 4FF	Flat 61, Sixth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY62	EMBASSY	Mr M W Washer & Mr A P Richard-Camar 7 The Heights Foxgrove Road Beckenham Kent BN3 5BY BR3 5BY	Flat 62, Sixth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	100.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

Tenant Detail

Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY63	EMBASSY	Mr A & Mrs K Pritchard 63 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 63, Sixth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	90.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY64	EMBASSY	Mrs Awadalla 74 New Church Road Hove East Sussex BN3 4FN	Flat 64, Sixth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY65	EMBASSY	Ms P A Walker 33 Matheson Road London W14 8SN	Flat 65, Sixth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	80.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY66	EMBASSY	Ms R Easton 5 Burlington Street Brighton East Sussex BN2 1AV IAU	Flat 66, Sixth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY67	EMBASSY	Mr M Rowland 23 Mill Drive Hove East Sussex BN3 8NB	Flat 67, Sixth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	30.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY71	EMBASSY	Mrs F F Sayidhum 5 Upper Drive Hove East Sussex BN3 6GR	Flat 71, Seventh Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	75.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY72	EMBASSY	A A Megar C/o Rose Baker & Co 107 Woodlands Golders Green London BN1 4JY	Flat 72, Seventh Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	60.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

Tenant Detail

Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY73	EMBASSY	Mr C Camillin Level 5 84 William Street Melbourne Vic 3000 Australia	Flat 73, Seventh Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	200.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY74	EMBASSY	Mr Paul Fenton 3 Scrubbits Park Road Radlett Herts WD7 8JN	Flat 74, Seventh Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000%
							Date Introduced: 10 Feb 2007 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY75	EMBASSY	Miss E Rawlins 17 The Hermitage Portsmouth Road Kingston Upon Thames Surrey KT1 2LX 2LZ	Flat 75, Seventh Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	75.00	Y	2	0.0000%
							Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY76	EMBASSY	Mr A Birds 9 Gilton House 193 Kingsway Hove BN3 4FB	Flat 76, Seventh Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000%
							Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY77	EMBASSY	Mr M G Dowd 77 Embassy Court Kings Road Brighton BN1 2PY	Flat 77, Seventh Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	50.00	Y	2	0.0000%
							Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY81	EMBASSY	Mr T Mack 129 Park Road Chiswick London W4 3EX	Flat 81, Eighth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	75.00	Y	2	0.0000%
							Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY82	EMBASSY	Mr P W Roberts & Miss S P Milnthorpe 82 Embassy Court Kings Road Brighton BN1 2PY	Flat 82, Eighth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	80.00	Y	2	0.0000%
							Date Introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

Tenant Detail

Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	Mgr	Commission
EMBASSY83	EMBASSY	Mrs F F Sayidhum C/o Mr J Khalil 5 Upper Drive Hove East Sussex BN3 8GR	Flat 83, Eighth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	95.00	Y	2	0.0000%
				Date Introduced:			26 Jul 2003
				Next Notice Date:			
				Next Review Date:			
				Lease End Date:			
				Next Demand Date:			1 Jan 2008
EMBASSY84	EMBASSY	Mr A Rashand 84 Embassy Court Brighton East Sussex BN1 2PX	Flat 84, Eighth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000%
				Date Introduced:			26 Jul 2003
				Next Notice Date:			
				Next Review Date:			
				Lease End Date:			
				Next Demand Date:			1 Jan 2008
EMBASSY85	EMBASSY	Miss G Robertson 85 Embassy Court Kings Road Brighton East Sussex BN1 2PY	Flat 85, Eighth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000%
				Date Introduced:			26 Jul 2003
				Next Notice Date:			
				Next Review Date:			
				Lease End Date:			
				Next Demand Date:			1 Jan 2008
EMBASSY86	EMBASSY	Mrs T Utvinof & Ms M Skonim C/o Winckworth Shenwood 35 Great Peter Street LONDON SW1P 3LR	Flat 86, Eighth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	30.00	Y	2	0.0000%
				Date Introduced:			26 Jul 2003
				Next Notice Date:			
				Next Review Date:			
				Lease End Date:			
				Next Demand Date:			1 Jan 2008
EMBASSY87	EMBASSY	Ms C Rodrigues 87 Embassy Court Kings Road Brighton East Sussex BN1 2PX	Flat 87, Eighth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	30.00	Y	2	0.0000%
				Date Introduced:			26 Jul 2003
				Next Notice Date:			
				Next Review Date:			
				Lease End Date:			
				Next Demand Date:			1 Jan 2008
EMBASSY91	EMBASSY	Mr R S & Mrs B A Burton 8 Carsbury Road Hove East Sussex BN3 6EN	Flat 91, Ninth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	71.00	Y	2	0.0000%
				Date Introduced:			26 Jul 2003
				Next Notice Date:			
				Next Review Date:			
				Lease End Date:			
				Next Demand Date:			1 Jan 2008
EMBASSY92	EMBASSY	P B Christenson Esq Playamar 16-14-C E-29.620 Torremolinos MALAGA SPAIN	Flat 92, Ninth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	51.00	Y	2	0.0000%
				Date Introduced:			26 Jul 2003
				Next Notice Date:			
				Next Review Date:			
				Lease End Date:			
				Next Demand Date:			1 Jan 2008

Tenant Detail

Tenancy Ref	Prop Ref	Name / Address	Description	Periodic Rent	Fcy	M'gr	Commission
EMBASSY93	EMBASSY	Mr D Gillett 101 Baltic Quay Sweden gate London SE16 7TG	Flat 93, Ninth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.10	Y	2	0.0000% Date Introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY94	EMBASSY	Mr Paul & Mrs Ann Fenton 3 Scribbits Park Road Radlett Herts WD7 8JN	Flat 94, Ninth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY95	EMBASSY	Mr J P Matthews 252 All Soule Road London NW10 3AD	Flat 95, Ninth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	77.00	Y	2	0.0000% Date introduced: 26 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008
EMBASSY96	EMBASSY	Mr J P Matthews 252 All Soule Road London NW10 3AD	Flat 96, Ninth Floor Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	70.00	Y	2	0.0000% Date introduced: 28 Jul 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demend Date: 1 Jan 2008
EMBASSY97	EMBASSY	Mr H H Landolf Eichenrain 35 CH-3122 Kehrsatz SWITZERLAND	Garages (2+4) Parking (17+2) Status 1: Status 2: B Not Applicab Status 3: B Block Manage Status 4: A Exclude Status 5: A Mark portfol	12.00	Y	2	0.0000% Date introduced: 2 Dec 2003 Next Notice Date: Next Review Date: Lease End Date: Next Demand Date: 1 Jan 2008

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 Solicitors)	Flats 4, 23, 53, 71, 83
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 Leever	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.