



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

Case Reference : **LON/00AE/OLR/2018/0050**

Property : **First Floor Flat, 123b Rosebank
Avenue, Wembley HA0 2TN**

Applicant : **Sona Hima Shah**

Representative : **Ronald Fletcher Baker LLP
Solicitors**

Respondent : **Niel Dhanapriya Jayasinghe
Chandra Priyadarshanil
Jayasinghe**

Representative : **N/A**

Type of Application : **S50/51 Leasehold Reform Housing
and Urban Development Act 1993,
Missing Landlord**

Tribunal Members : **P M J Casey MRICS**

**Date and venue of
Hearing** : **Paper hearing on 20 February
2018
10 Alfred Place, London WC1E 7LR**

Date of Decision : **17 April 2018**

SUPPLEMENTAL DECISION

The supplemental decision

1. Following a paper hearing on 20 February 2018 the tribunal issued its decision on 7 March 2018. That decision determined the premium to be paid on the grant of a new lease under the provisions of Chapter II of the Leasehold Reform Housing and Urban Development Act 1993 in the sum of £18,000 from which the applicant will be entitled to deduct her costs as provided for in the Order made on 3 August 2017 by Deputy District Judge Wicks sitting at the County Court at Uxbridge.
2. The tribunal was not however able to approve the terms of the new lease on the basis of the documents included in the hearing bundle and invited a new submission of the terms of the grant.
3. On 27 March 2018 Ronald Fletcher Baker, the applicant's solicitors, wrote to the tribunal enclosing a revised draft of the proposed new lease which has now been considered by the tribunal.
4. The tribunal is satisfied that the terms of the draft lease enclosed with the letter of 27 March 2018 comply with the provisions of the Act and are accordingly approved.
5. This supplemental decision together with the original one of 7 March 2018 should now be submitted to the County Court so that the grant of the new lease can be executed in accordance with the terms of the Court Order.

Name: Patrick M J Casey

Date: 16 April 2018

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

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.

If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

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.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).