



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

Case reference	:	CAM/22UB/LAM/2023/0003
Property	:	69-81 Lincoln Road, Basildon, Essex SS14 3RB
Applicant	:	Keith Newman
Respondent	:	69-81 Lincoln Road (Freehold) Limited
Type of application	:	Application for permission to appeal
Tribunal member	:	Judge K. Saward
Date of decision	:	16 April 2024

DECISION REFUSING PERMISSION TO APPEAL

DECISION OF THE TRIBUNAL

1. The Tribunal has considered the Applicant's request for permission to appeal dated 7 April 2024 and determines that:
 - (a) it will not review its Decision; and
 - (b) permission be refused.
2. In accordance with section 11 of the Tribunals, Courts and Enforcement Act 2007 and rule 21 of the Tribunal Procedure (Upper Tribunal) (Lands Chamber) Rules 2010, the Applicant may make further application for permission to appeal to the Upper Tribunal (Lands Chamber). Such application must be made in writing and received by the Upper Tribunal (Lands Chamber) no later than 14 days after the date on which the First-tier Tribunal sent notice of this refusal to the party applying for permission to appeal.

3. Where possible, you should send your further application for permission to appeal **by email** to Lands@justice.gov.uk, as this will enable the Upper Tribunal (Lands Chamber) to deal with it more efficiently.
4. Alternatively, the Upper Tribunal (Lands Chamber) may be contacted at: 5th Floor, Rolls Building, 7 Rolls Buildings, Fetter Lane, London EC4A 1NL (tel: 0207 612 9710).

REASONS FOR THE DECISION

5. By a Decision dated 14 March 2024 the Tribunal refused the Applicant's application, made under section 24 of the Landlord and Tenant Act 1987, to appoint a manager for the property at 69-81 Lincoln Road, Basildon.
6. In response to the Decision, the Applicant has sent the Tribunal a document headed "APPEAL" via email on 7 April 2024. It was received by the Tribunal within the relevant 28-day time limit for submission of an application to appeal. The Tribunal has treated the document as seeking permission to appeal.
7. The Upper Tribunal (Lands Chamber) has indicated that a person who wishes to apply for permission to appeal must specify whether their reasons for making the application fall within one or more of the following categories:
 - (a) The decision shows that the First-tier Tribunal wrongly interpreted or wrongly applied the relevant law;
 - (b) The decision shows that the First-tier Tribunal wrongly applied or misinterpreted or disregarded a relevant principle of valuation or other professional practice;
 - (c) The First-tier Tribunal took account of irrelevant considerations, or failed to take account of relevant considerations or evidence, or there was a substantial procedural defect; and/or
 - (d) The point or points at issue is or are of potentially wide implication
8. The Applicant has not identified any of the above categories or specified reasons other than those in (a) to (d) above.
9. The text simply repeats and adds to the submissions made by the Applicant at the hearing, and expresses disagreement with some of the Tribunal's findings, without stating the ground of appeal or the result the Applicant is seeking. In consequence, the application does not comply with the procedural requirements of Rule 52(5) of the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013. The Tribunal further notes that the Applicant fails to indicate that the application has been copied to the other party.

10. The Applicant clearly does not agree with the outcome of the Decision, but that is not reason in itself for permission to appeal to be granted.
11. In the circumstances, the Tribunal does not consider that any ground of appeal has been identified for there to be a realistic prospect of success or that there is any other good reason for an appeal.

Name: Judge K Seward

Date: 16 April 2024