



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

Case reference : **LON/00AY/LSC/2023/0427**

Property : **60 Gilbert Road, London SE11 4NL**

Applicant : **Ms Penelope M D Wall**

Respondent : **Dryden Court Freehold Limited**

Type of application : **Section 27A -Landlord and Tenant Act 1985**

Tribunal member(s) : **Judge Daley
Mr John Naylor**

Venue : **10 Alfred Place, London WC1E 7LR**

Date of decision : **13 March 2025**

ADDENMUM DECISION

1. This an addendum to the decision dated 4 June 2024.
2. On 4 June 2024, the Tribunal issued a decision in the following terms-:
“The tribunal determines that the cost of electricity attributed to the Boiler for blocks DC1 & DC2, are not reasonable and payable for the year ending 2021.
3. The calculation of this sum, to be undertaken by the respondent, within 28 days of this decision. If this sum is not agreed, by the applicant the sum may be determined by the Tribunal.
4. The tribunal does not make an order under section 20C of the Landlord and Tenant Act 1985. “

5. On 2 July 2024, the Respondent provided additional submissions concerning the cost of the electricity payable by the claimant.
6. In their submissions the Respondent set out that the Applicant had paid £87.30 for electricity for the year. The Applicant's apportionment for the purposes of the service charge was 0.689005% for that year. In their submission at paragraph 6 they set out that "As the Tribunal were informed, the budget for 2025 now splits out the electricity costs between the various blocks, parts of blocks and communal areas so as to ensure that only those who benefit from electricity costs have to pay for them. From now on, the electricity costs will be split in percentage terms and apportioned throughout the site."
7. The Tribunal were provided with a spreadsheet which set out the calculations.
8. Having considered the calculations the Tribunal are satisfied that calculation of the Applicant's share is reasonable and payable.

The tribunal's decision

9. The Tribunal finds that the service charges overpaid by the Applicant is in the sum of £35.44, the calculations are attached as appendix one.

Signed: Judge Daley

Dated 13.03.25

Appendix One

[illegible]