

## 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 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 written submission set out that 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  $\pounds$ 35.44, the calculations are attached as appendix one.

Signed: Judge Daley

Dated 13.03.25

## Appendix One

YE 2021			Based on New Splits and YE 2021 Budget														
Contribution to Communal Service Charge	0.689005%			Gilbert Road Electricity	£141.74	£35.44											
Total Electricity Charge (Sgned Accounts YE 2021)	12671			Contribution to Gilbert Rd	25%	200.44											
Contribution to Electricity for YE2021	£87.30			DC3 Electricity	£263.15	£13.54		Total overcharged	£35.44								
				Contribution to DC3	5.145119%												
				Communal Electricity	£453.10	£2.89											
				Contribution to Communal SC	0.637244%												
					Total	£51.86											
			Charge -				Service Charge -	Service Charge -	Service Charge			Service Charge -		Charge -	Charge -	Charge -	
Communal Service	Management		Bike Shed,		Service Charge -	_	Block DC2	I-7,7 Dryden	72a,b,c Dryden	Service Charge - 93-	-	I-4 Thackeray	Service Charge - 60-66	Garages	Garages	Undergrou	
Charge	Fees	Charge	Bin Store	Service Charge - Block DCI	Block DCI Boiler	Block DC2	Boiler	Court	Court	94 Dryden Court	Block DC3	House	(evens) Gilbert Road	DCI	DC2	nd Car Park	Total
780				5,834	7,132	965	4,931				453	498	244			976	21,813
3.58%				26.75%	32.70%	4.42%	22.61%				2.08%	2.28%	1.12%			4.47%	12671
£453.10				£3,388.97	£4,142.80	£560.57	£2,864.42				£263.15	£289.29	£141.74			£566.96	£12,671.00
£2.89											£13.54		£35.43				£51.86