



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

**Case reference  
HMCTS Code** : **CAM/00ME/LVM/2025/0001**

**Property** : **Flat 60 Convent Court. Windsor,  
SL4 3QR**

**Applicant** : **Catherine Baulamon**

**Respondent** : **Cleavers Property Management  
Salters Investments Ltd  
Freehold Prime Investments Ltd**

**Type of application** : **Application to vary a Management  
Order**

**Tribunal members** : **Mary Hardman FRICS**

**Date** : **10 September 2025**

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**DECISION**

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**Decision**

1. Pursuant to section 24(9) of the Landlord and Tenant Act 1987, the management order dated 28 May 2024 in respect of the Property, as amended on 9 September 2024 and 20 January 2025 is varied with effect from the date of this order to add the following as a new paragraph 15:  
  
“15.1 For the purpose of any restriction on the registered title to any Lease preventing registration of dispositions without a certificate from any other party to the Lease of compliance with any term(s) of the Lease, the Manager may in the name of the relevant party and/or in their own name sign and issue a certificate for the Land Registry of compliance with the relevant term(s) of the relevant Lease in relation to any lawful disposition (including an assignment, underlease or legal mortgage) of the relevant Lease.

15.2 The above paragraph is intended to give the Manager the power, not the obligation, to give any such certificate. It will be for the Manager to decide whether to give any such certificate in any case. The Manager may require any person requesting such a certificate to pay a reasonable additional management fee in advance, pay any reasonable estimated legal costs on account, answer enquiries/provide other evidence to enable them to consider whether it is appropriate to give any such certificate and/or produce evidence that any restriction in terms which appear inappropriate have been modified to terms which enable the Manager to give the requested certificate, and may decline to consider any such request further until such requirements have been met. The Manager may also give notice to any other party to the Lease of any proposed certificate to give them an opportunity to object before they do so.”

### **Reasons**

2. The background is noted in the case management directions which have already been given. Although the applicant failed to produce the final bundle required by the last case management directions in her case (CAM/00ME/LVM/2025/0001), it appears there has been no opposition or any other response to her application (other than the overlapping application by the Manager seeking similar and additional matters) and there has been no request for a hearing. The substance of what is being sought is not opposed.
3. General enabling wording appears appropriate to seek to avoid such problems in future, since it appears that the provisions in the relevant leases may differ.
4. Accordingly, I am satisfied that it is just and convenient to vary the management order as set out above. This disposes of CAM/00ME/LVM/2025/0001.

### **Directions – case reference CAM/00ME/LAM/2025/0008**

5. In relation to the Manager’s application, the Manager must by 8 October 2025 provide a determination bundle with their application documents, a draft variation order in Word format, copies of the directions given by the tribunal, confirmation of compliance with those directions, a copy of the most recent management order, copies of both earlier tribunal decisions and a copy of this decision.