



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

Case reference : **LON/00BE/LVL/2025/0003**

Property : **Blocks 700, 710, 720, 730, Alaska
Buildings, 61 Grange Road, London, SE1**

Applicant : **The Alaska Management Company
Limited**

Representative : **Bolt Burdon Solicitors**

Respondent : **44 Leaseholders at Property. Details
appended to the Decision**

Representative : **None**

Type of application : **Variation of a lease by a party to the
lease under s35 Landlord and Tenant
Act 1987**

**Tribunal
member(s)** : **Mr A Harris LLM FRICS FCI Arb**

Date of Order : **23 July 2025**

ORDER

UPON considering the applications made by The Alaska Management Company Limited under s.35 Landlord and Tenant Act 1987

AND UPON an Appendix being attached to this Order, which specifies the relevant reversionary title number to the residential leases at Blocks 700, 710, 720, 730, Alaska Buildings, 61 Grange Road, London, SE1 together with each leaseholder's name, flat number and title number

IT IS ORDERED, pursuant to section 38, that each of the residential leases in respect of the properties set out in the table referred to below are amended as follows:

1. The service charge percentage in each lease is to be amended to the percentage shown in the table
2. Plan B attached to this order is to be substituted for the existing Plan B in the leases.

IT IS FURTHER ORDERED that each of the variations referred to above are to take effect and bind each of the parties to the leases with effect from and including **31 October 2025**.

The Tribunal **directs** the solicitor for the Applicants no later than **29 August 2025**:

- (i) file a copy of this Order together with a copy of the Tribunal's decision, at HM Land Registry.
- (ii) confirm to the Tribunal that it has done so.

The Tribunal **directs** HM Land Registry to enter a note in the register of each of the leasehold titles of the residential leases as set out in the Appendix which are varied by this order and in the register of the relevant reversionary freehold title, confirming that the terms of the registered lease has been varied by this Order, dated 23 July 2025 and to file a copy of this Order under each affected title.

Name: A Harris LLM FRICS FCI Arb

Date: 23 July 2025

Appendix to Order

Tribunal Case Reference: **LON/00BE/LVL/2025/0003**

Property Address: **Blocks 700, 710, 720, 730, Alaska Buildings, 61 Grange Road, London, SE1**

Reversionary title number: TGL85629

Leases varied by this Order

Alaska Buildings, 61 Grange Road, London, SE1 3BD

Schedule of Leases and Variations Ordered

Flat Number	Date of Lease	Parties to Lease	Term of Lease	Title Number	Floor Area (sq ft)	Amendments ordered
701	23.02.1996	(1) Alaska 2 Limited (2) John Huw Jones	999 years from 24 June 1993	TGL119795	800	The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.27%. Plan B attached to the decision is to be substituted for Plan B to the lease.
702	28.02.1996	(1) Alaska 2 Limited (2) Carey Steven Jack	999 years from 24 June 1993	TGL118763	833	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.37%.
703	13.03.1996	(1) Alaska 2 Limited (2) Nicholas Peter Bell and Sacha Davison	999 years from 24 June 1993	TGL119997	844	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.40%.
704	24.09.1996	(1) Alaska 2 Limited (2) Richenda Mary Binney	999 years from 24 June 1993	TGL128856	800	Plan B attached to the decision is to be substituted for Plan B to the lease.

						The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.27%.
705	15.03.1996	(1) Alaska 2 Limited (2) Melanie Joy Hadgraft	999 years from 24 June 1993	TGL120329	800	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.27%.
706	16.02.1996	(1) Alaska 2 Limited (2) Sudabeh Afshar-rad	999 years from 24 June 1993	TGL117977	943	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.68%.
707	29.11.1996	(1) Alaska 2 Limited (2) Keric Thomas Morris	999 years from 24 June 1993	TGL136653	811	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.30%.

708	26.02.1996	(1) Alaska 2 Limited (2) Robert Hudson	999 years from 24 June 1993	TGL126220	493	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.40%.
709	28.02.1996	(1) Alaska 2 Limited (2) Matthew Warren Kepple and Joanne Sarah Kepple	999 years from 24 June 1993	TGL118657	669	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.90%.
710	28.02.1996	(1) Alaska 2 Limited (2) Ian Dunn	999 years from 24 June 1993	TGL118708	713	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.02%.
711	12.07.1996	(1) Alaska 2 Limited (2) Rebecca Titterton	999 years from 24 June 1993	TGL125719	987	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge

						Proportion” will be amended to 2.80%.
712	01.03.1996	(1) Alaska 2 Limited (2) Karin Parkinson	999 years from 24 June 1993	TGL118958	450	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.29%.
713	01.03.1996	(1) Alaska 2 Limited (2) Roger John Cann	999 years from 24 June 1993	TGL118592	493	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.41%.
714	16.02.1996	(1) Alaska 2 Limited (2) Kirsten Victoria Smith and Samantha Claire Smith	999 years from 24 June 1993	TGL118513	669	Plan B attached to the decision is to be substituted for Plan B to the lease The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.90%.
715	23.02.1996	(1) Alaska 2 Limited (2) Alan Raymond Chesters	999 years from 24 June 1993	TGL118808	713	Plan B attached to the decision is to be substituted for Plan B to the lease The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.02%.

716	25.04.1996	(1) Alaska 2 Limited (2) David Simon Reed and Kathryn Helen Archer	999 years from 24 June 1993	TGL124532	987	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.80%.
717	29.02.1996	(1) Alaska 2 Limited (2) Melanie Crystal Heywood	999 years from 24 June 1993	TGL118373	439	Plan B attached to the decision is to be added to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.26%.
718	28.02.1996	(1) Alaska 2 Limited (2) Michael Jenkins	999 years from 24 June 1993	TGL118806	1380	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 3.92%.
719	23.02.1996	(1) Alaska 2 Limited (2) Paul Christie and Yumiko Christie	999 years from 24 June 1993	TGL119411	1060	Plan B attached to the decision is to be substituted for Plan B to the lease..

						The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 3.01%.
720	16.06.1997	(1) Alaska 2 Limited (2) Julian Lebson Nicholas John Griffiths	999 years from 24 June 1993	TGL136602	789	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.24%.
721	18.07.1996	(1) Alaska 2 Limited (2) Claire Joanna Covey	999 years from 24 June 1993	TGL124939	526	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.49%.
722	24.05.1996	(1) Alaska 2 Limited (2) James Barnaby Koumis	999 years from 24 June 1993	TGL121100	800	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.27%.
723	05.07.1996	(1) Alaska 2 Limited (2) Kevin Ian Ferris	999 years from 24 June 1993	TGL122138	956	Plan B attached to the decision is to be substituted for Plan B to the lease.

						The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.72%.
724	21.02.1997	(1) Alaska 2 Limited (2) Shane Campbell	999 years from 24 June 1993	TGL131296	1060	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 3.01%.
725	10.10.1996	(1) Alaska 2 Limited (2) T Petersen	999 years from 24 June 1993	TGL126290	1120	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 3.18%.
726	20.12.1996	(1) Alaska 2 Limited (2) Terence John Connolly and John Neilson Connolly	999 years from 24 June 1993	TGL128261	950	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.70%.

727	12.07.1996	(1) Alaska 2 Limited (2) James Clark	999 years from 24 June 1993	TGL123187	1060	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 3.01%.
728	12.07.1996	(1) Alaska 2 Limited (2) Lawrence William Stroud	999 years from 24 June 1993	TGL123262	1120	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 3.18%.
729	25.10.1996	(1) Alaska 2 Limited (2) Karl Nicholas Francis	999 years from 24 June 1993	TGL140787	775	The definition of “the Block” refers to the Block being edged in green on Plan B. Plan B correctly edges in green 700, 710, 720 and 730. No amendments are required. The percentage contained within the definition of “the Block Service Charge

						Proportion” will be amended to 2.20%.
730	25.10.1996	(1) Alaska 2 Limited (2) Kevin Denzil King	999 years from 24 June 1993	TGL140690	790	The definition of “the Block” refers to the Block being edged in green on Plan B. Plan B correctly edges in green 700, 710, 720 and 730. No amendments are required. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.24%.
731	13.11.1996	(1) Alaska 2 Limited (2) Mark David Corton and Ben Wilson	999 years from 24 June 1993	TGL127008	660	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.87%.
732	20.01.1997	(1) Alaska 2 Limited (2) David McQueen Johnston	999 years from 24 June 1993	TGL129844	660	The definition of “the Block” refers to the Block being edged in green on Plan B.

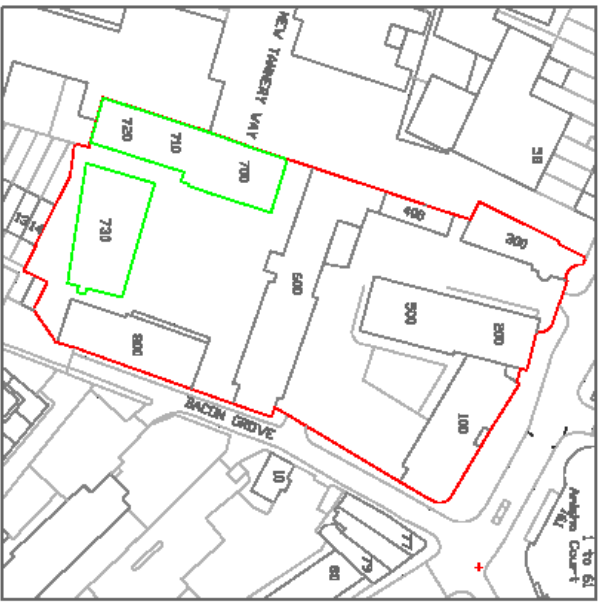
						<p>Plan B correctly edges in green 700, 710, 720 and 730. No amendments are required.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.87%.</p>
733	08.01.1997	(1) Alaska 2 Limited (2) Tsan Sing Libon Fung	999 years from 24 June 1993	TGL129939	930	<p>The definition of “the Block” refers to the Block being edged in green on Plan B.</p> <p>Plan B correctly edges in green 700, 710, 720 and 730. No amendments are required.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.64%.</p>
734	20.12.1996	(1) Alaska 2 Limited (2) Stephen Paul Humphreys	999 years from 24 June 1993	TGL128460	860	<p>The definition of “the Block” refers to the Block being edged in green on Plan B.</p>



						<p>Plan B correctly edges in green 700, 710, 720 and 730. No amendments are required.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.44%.</p>
735	10.01.1997	(1) Alaska 2 Limited (2) Lisa Ede	999 years from 24 June 1993	TGL128857	820	<p>Plan B attached to the decision is to be substituted for Plan B to the lease.</p> <p>.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.33%.</p>
736	18.12.1996	(1) Alaska 2 Limited (2) Katherine Mary Macinnes	999 years from 24 June 1993	TGL131123	860	<p>The definition of “the Block” refers to the Block being edged in green on Plan B.</p> <p>Plan B correctly edges in green 700, 710, 720 and 730. No amendments are required.</p>

						The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.44%.
737	07.11.1996	(1) Alaska 2 Limited (2) David Scott Lawrie and Lynn Johnston Morrison	999 years from 24 June 1993	TGL128980	800	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.27%.
738	09.12.1996	(1) Alaska 2 Limited (2) Jillian Mary Hurworth	999 years from 24 June 1993	TGL130837	770	Plan B attached to the decision is to be substituted for Plan B to the lease. The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.19%.
739	06.12.1996	(1) Alaska 2 Limited (2) Gary Patrick Stevens	999 years from 24 June 1993	TGL130677	750	Plan B attached to the decision is to be substituted for Plan B to the lease.

						The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.13%.
740	10.01.1997	(1) Alaska 2 Limited (2) Akber Ali Jaffer	999 years from 24 June 1993	TGL128181	740	<p>The definition of “the Block” refers to the Block being edged in green on Plan B.</p> <p>Plan B correctly edges in green 700, 710, 720 and 730. No amendments are required.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.10%.</p>
741	26.11.1996	(1) Alaska 2 Limited (2) Rodolfo Jose Melia and Ximena Giulia Bianco	999 years from 24 June 1993	TGL127422	500	<p>Plan B attached to the decision is to be substituted for Plan B to the lease.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.43%.</p>
742	26.02.1997	(1) Alaska 2 Limited (2) Toby Johnson	999 years from 24 June 1993	TGL130609	600	The definition of “the Block” refers to the Block being edged in green on Plan B.

						<p>Plan B corrected edges in green 700, 710, 720 and 730. No amendments are required.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.70%.</p>
743	21.01.1997	(1) Alaska 2 Limited (2) Hazel Daphne Clarke	999 years from 24 June 1993	TGL129302	750	<p>Plan B attached to the decision is to be substituted for Plan B to the lease.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 2.13%.</p>
744	27.03.1997	(1) Alaska 2 Limited (2) Joanne Michaela Dalton	999 years from 24 June 1993	TGL132710	680	<p>Plan B attached to the decision is to be substituted for Plan B to the lease.</p> <p>.</p> <p>The percentage contained within the definition of “the Block Service Charge Proportion” will be amended to 1.93%.</p>




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Scale	1:1000	Drawing: Lease Plan B
	Paper Size: A4	
Drawing Ref:	AL01	Date: 07/03/2025