



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

<b>Case Reference</b>	: HAV/24UJ/HTA/2026/0002
<b>Property</b>	: Admirals Court, Quay Road, Lymington, Hampshire. SO41 3ET
<b>Applicant</b>	: Admirals Court Association
<b>Representative</b>	Robert James Evans
<b>Respondent</b>	: Sally Stone
<b>Representative</b>	Coles Miller Solicitors LLP
<b>Type of Application</b>	: Application for recognition of Tenants Association
<b>Tribunal Members</b>	: Judge C A Rai
<b>Date type and venue of Hearing</b>	: Decision on the papers without a hearing Rule 31
<b>Date of Decision</b>	: 22 June 2026 <u>Amended 24 June 2026</u>

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**DECISION**

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1. The Tribunal grants a certificate of recognition to Admirals Court Association for a period of 4 years.
2. The reasons for its decision are set out below.

## **Background**

3. The Applicant seeks recognition as a Tenants Association for the purposes of section 29 of the Landlord and Tenant Act 1985. The Applicant was previously recognised as a Tenants Association by the Tribunal, by a certificate dated 17 February 2022, which expired on 20 January 2026.
4. The current application was received on 15 December 2026, following which the Tribunal issued directions dated 13 May 2026, sent to the Applicant and the Respondent's Representative
5. The Tribunal received the following documents with the application:-
  - a. A copy of the certificate of recognition of the Application dated 17 February 2022
  - b. The Applicant's annual Statement of Accounts for 2022, 2023, 2024 and 2025 (y/e 30 June)
  - c. The Applicants AGM minutes for 2021 – 2025.
  - d. The Applicant's Constitution
6. The Landlord (or its Representative) was invited to complete the pro-forma attached to the May Directions, to indicate if it agreed or disagreed with the application. Those directions also indicated what the Tribunal would do in each case.
7. On 15 June 2026 the Tribunal received a completed form from the Respondent's Representative confirming that it agreed with the Application.
8. The Tribunal had directed that unless either party objected, the Tribunal intended to determine the application without an oral hearing. Neither party subsequently objected to that proposed course of action.
9. Having reviewed the papers received, the Tribunal remains satisfied that the application should be determined on the papers.

## **The Law**

10. A recognised tenant's association is an association of qualifying tenants (whether with or without other tenants) which is recognised for the purposes of the provisions of this Act relating to service charges either-
  - a. By notice in writing given by the landlord to the secretary of the association , or
  - b. By a certificate-
    - i. In relation to dwellings in England, of the First-tier Tribunal.....
11. In deciding whether to grant a certificate of recognition the tribunal must have regard to the Tenants' Associations (Provisions Relating to Recognition and Provision of Information) (England) Regulations 2018 ("the Regulations") made in accordance with s. 29(5).

12. Regulation 3 lists the matters to which the Tribunal must have regard when deciding whether to give a certificate of recognition.
13. Regulation 4 provides that the Tribunal must not give a certificate of recognition in certain circumstances, including if a certificate has previously been given to a tenant's association in relation to the premises and the certificate is in force (Regulation 4(3)), but the regulation is made without prejudice to any powers which the Tribunal has, including its powers not to give a certificate.

### **Reasons for the Decision**

14. When this application was made the Applicant had a current certificate of recognition but that has since expired on 20 January 2026.
15. Having considered the evidence provided by the Applicant and taking into account that the Respondent agrees to the Application I have concluded it is appropriate for the Tribunal to give the Applicant a Certificate of Recognition for the following reasons.
  - a. Membership of the Association is open to leaseholders of Flats 1 – 9 and all the leaseholders are listed as members.
  - b. Copies of the AGM minutes for the last five years have been disclosed together with the accounts for the same period.

### **Appeals**

1. A person wishing to appeal this decision to the Upper Chamber must seek permission to do so by making written application to the First-tier Tribunal at the Regional office which has been dealing with the case.
2. The application must arrive at the Tribunal within 28 days after the Tribunal sends to the person making the application written reasons for the decision. Where possible you should send your further application for permission to appeal by email to **rpsouthern@justice.gov.uk** as this will enable the First-tier Tribunal to deal with it more efficiently.
3. If the person wishing to appeal does not comply with the 28-day time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.



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**CERTIFICATE OF RECOGNITION**

An application from Admirals Court Association for a Certificate of Recognition under the provisions of Section 29 of the Landlord and Tenant Act (as amended) has been considered by the Tribunal and there being no objection from the Landlord.

**THIS IS TO CERTIFY THAT**

**ADMIRALS COURT ASSOCIATION**

is a recognised Tenant's Association for the purposes of the Landlord and Tenant Act 1985.

This Certificate will be valid for a period of four years with effect from 24 June 2026, expiring on 23 June 2030 unless cancelled earlier.

Judge C A Rai

24 June 2026