



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

Case Reference : **HAV/24UB/HTA/2026/0001**

Property : **9 Wolverton Square, 15-16 London Street,
Basingstoke, RG21 7BS**

Applicant : **Laws Leaseholders Association**

Representative : **Barbara Teresa Kusz**

Respondent : **Yisroel Kohn
Wolverton Estates Ltd**

Representative : **Peak Estates Ltd**

Type of Application : **Application for recognition of a Tenants'
Association Section 29(1) Landlord and
Tenant Act 1985**

Tribunal Member : **D W Cotterell FRICS**

Date of Decision : **23 June 2026**

DECISION

Decision:

The Tribunal grants a certificate of recognition to Laws Leaseholders Association for a period of 4 years from the date of this decision.

Background to the application

1. On 12 December 2025 the Tribunal received an application for recognition of a 'Tenants' Association from Laws Leaseholders Association ('Laws' or 'the Applicant'), pursuant to s. 29 of the Landlord and Tenant Act 1985 ('the Act').
2. Directions were given on 7 May 2026. These included directions that:
 - (i) the landlord was required to complete an attached pro forma indicating whether it agreed to or disagreed with the application. The landlord was warned that if the form was not returned the Tribunal would assume the landlord agreed with the application.
 - (ii) The parties were informed that if the landlord agreed or did not return the form the Tribunal would grant the certificate of recognition for four years.
 - (iii) If the landlord disagreed the applicant had a right of reply.
 - (iv) The Tribunal determined that the case was suitable for a paper determination unless any party objected, which none did.
3. A Letter of Authority was received from the Respondent appointing Peak Estates Ltd as its representative. On 27/05/2026 confirmation was received from Peak Estates that it: (a) agreed with the application and (b) was content for the matter to be dealt with on the basis of written representations only. Neither party requested an inspection.
4. The Tribunal is satisfied that it is able to make a fair decision without an inspection or a hearing of the appeal, and that it is in the interests of justice to do so.

The Documents

5. The Tribunal considered the documents which included:
- The application for recognition
 - Expired certificate of recognition dated 18/05/2020
 - Record of meeting attendance of members of Laws, signed by 11 members dated 10/09/2025 & meeting minutes
 - Names & addresses of Laws steering committee members dated 04/12/2025
 - Laws constitution
 - Confirmation of Laws members' subscription payments dated 04/12/2025
 - Financial Statement of Laws (Basingstoke) RTM Company Ltd dated 31/12/2025

The Law

6. A "recognised tenants' association" is defined by section 29(1) of the Act as an association of qualifying tenants, whether with or without other tenants. By section 29(4) tenants are "qualifying tenants" if each of them may be required under the terms of his lease to contribute to the same costs by the payment of a service charge. A recognised tenants association has certain rights including the following:
- (a) the association has a right to ask for a summary of costs incurred by a landlord (section 22 of the 1985 Act),
 - (b) a right to inspect relevant accounts and receipts for expenditure (section 22 of the 1985 Act),
 - (c) a right to be sent estimates and to nominate contractors for tender under the section 20 consultation procedure of the 1985 Act,
 - (d) a right to ask for a written summary of insurance cover (the Schedule to the 1985 Act), and
 - (e) The right to be consulted about the appointment or re-appointment of managing agents (section 30B of the 1985 Act).

7. An association of qualifying tenants may be recognised for these purposes by notice given by the landlord. Alternatively, it may be recognised by a certificate given by the Tribunal under section 29(1)(b)(i) of the Act.
8. 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").
9. Regulation 3 lists the following matters to which the Tribunal must have regard when deciding whether to give a certificate of recognition:
 - the composition of the membership of the tenants' association;
 - the tenants' association's rules regarding membership, including whether tenants who are not qualifying tenants are entitled to become members;
 - the tenants' association's rules regarding decision making;
 - the tenants' association's rules regarding voting;
 - the extent to which any fees or charges payable in connection with membership of the tenants' association apply equally to all members;
 - the extent to which the constitution of the tenants' association takes account of the interests of all members;
 - the extent to which the tenants' association is independent of the landlord of the dwellings to which the association relates;
 - whether the tenants' association has a chairperson, secretary and treasurer;
 - whether the constitution of the tenants' association may be amended by resolution of the members and the rules regarding amendment;
 - whether the tenants' association's constitution, accounts and list of members are kept up to date; and available for public inspection; and
 - the extent to which the association operates in an open and transparent way.
10. Regulation 4 provides that the Tribunal must not give a certificate of recognition in certain circumstances:
 - where the tenants' association represents fewer than 50% of the qualifying tenants;
 - where a previous certificate is still in force; and
 - where the Tribunal is not satisfied that the constitution and rules of the tenants' association are fair and democratic.

Discussion and reasons for the decision

11. Having considered the evidence provided by the Applicant, and in the absence of any objection from the Respondent, the Tribunal concluded that it was appropriate for the Tribunal to give a certificate of recognition to Laws for the following reasons:
12. The Tribunal is advised that all 18 residential leaseholders of the Premises are members of the association. The Tribunal was therefore satisfied that a majority of the qualifying leaseholders are members of the Residents' Association. The code of conduct and constitution are fair and transparent.
13. Having reviewed a copy of the association's constitution and having had regard to the matters specified in Regulation 3, the Tribunal is satisfied that it is appropriate to give a certificate of recognition, and that the association should thereby be recognised under the Act for a period of four years.
14. No representations have been made by either party regarding the application fee for this application. The Tribunal makes no order in regard to fees.

23 June 2026

Note: Appeals

1. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making written application to the First-tier Tribunal at the Regional office that 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. The application must be sent by email to rpsouthern@justice.gov.uk and should include the case number and address of the property to which it relates.
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.



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

CERTIFICATE OF RECOGNITION

An application from the Laws Tenants' Association of Flat 9 Wolverton Square, 15-16 London Street, Basingstoke RG21 7BS for a Certificate of Recognition under the provisions of the Landlord and Tenant Act 1985 and the Tenants' Associations (Provisions Relating to Provisions of Information) (England) Regulations 2018 has been considered by the Tribunal.

THIS IS TO CERTIFY that

Laws Leaseholders Association,

is a Recognised Tenants' Association for the purposes of aforementioned Landlord and Tenant Act 1985.

This Certificate will be valid for a period of four years

Commencing on 23 June 2026 and

Expiring on 22 June 2030

Signed D W Cotterell FRICS
Valuer Chair of the First-tier Tribunal (Property Chamber)
Dated 23 June 2026