



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

Case Reference : **BIR/31UD/HTA/2026/0005**

Property : **Olivia House Brooklands Gardens
Market Harborough LE16 9BU**

Applicant : **Olivia House Tenants Association**

Representative : **Dean Isaji**

Respondent : **Mehul Somani**

Type of Application : **An application under Section 29 of the Landlord
and Tenant Act 1985 for the recognition of a
Tenants' Association.**

Tribunal Member : **V Ward BSc Hons FRICS – Regional Surveyor**

Date of Decision : **17 August 2026**

DECISION

BACKGROUND

1. By an application received on 9 April 2026, the Applicant, applied for recognition as a Tenants' Association under section 29 of the Landlord and Tenant Act 1985.
2. By way of Directions issued on 14 April 2026, the Landlord was instructed to advise the Tribunal within 14 days of the date of this those Directions if they opposed the recognition of the Applicant as a Tenants' Association under the 1985 Act, and, if so, the reasons for the same.
3. The Landlord was further instructed that if no response was received within the 14 day time period, the Tribunal would assume that the Landlord did not oppose the recognition.
4. No response was received from the Landlord.

Further Information

5. The Tribunal notes that there are 4 members of the association and 8 properties in the development where variable service charges are paid. This represents 50%.
6. A list of members was supplied with the application form.
7. The application form confirmed that the association had not previous applied for recognition.
8. The copy of the constitution supplied with the application form confirms the following:
 - a) How a leaseholder can become a member of the association and who are entitled to be members.
 - b) The association's decision-making process and rules.
 - c) The mechanism by which officers of the association are appointed.
 - d) The fees and charges payable by members.
 - e) How the association represents its members.
 - f) How the constitution and rules are kept up to date.
 - g) That the association operates in an open and transparent way.

- h) That the rules and constitution are fair and democratic.

DECISION

9. The Tribunal considers that the Applicant has met the requirements of section 29 of the Landlord and Tenant Act 1985 and the Tenant's Association (Provisions Relating to Recognition and Provision of Information) (England) Regulations 2018 and accordingly finds that Olivia House Tenants Association should be recognised as a tenants' association.
10. The recognition is for a period of 5 years commencing on the date of this decision. A copy of the certificate is enclosed with this decision.

V Ward



**First tier Tribunal (Property Chamber)
Residential Property**

CERTIFICATE OF RECOGNITION

An application from Olivia House Tenants Association for a Certificate of Recognition under the provisions of Section 29 of the Landlord & Tenant Act 1985, as amended by Paragraph 10 of Schedule 2 to the Landlord and Tenant Act 1987 has been considered by:

Vernon Ward BSc Hons FRICS

who is a person appointed to act as a member of the First-tier Tribunal Property Chamber.

This is to certify that

Olivia House Tenants Association

is a Recognised Tenants' Association for the purpose of the aforementioned Section.

The Certificate will be valid for a period of 5 years commencing on the date given below, unless previously cancelled.

Vernon Ward – Regional Surveyor (Midlands Region)
First – tier Tribunal (Property Chamber)

(one of the persons appointed by the Lord Chancellor as
a member of the First-tier Tribunal)

17 August 2026