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

Case Reference : **LON/00AP/LSC/2013/833**

Property : **29 Millicent Fawcett Court
Pembury Road London N17 6SU**

Applicant : **Ardley Craigie and Rachael Durber**

Representative : **In person**

Respondent : **London Borough of Haringey**

Representative : **Peter Cremin**

Type of Application : **Liability to pay service charges**

Tribunal Members : **Judge Dowell**

**Venue of Case
Management Hearing** : **10 Alfred Place, London WC1E 7LR**

Date of Decision : **14 January 2014**

DECISION

1. The applicants seek a determination under section 27A of the Landlord and Tenant Act 1985 as to whether service charges are payable.
2. An oral case management hearing took place attended by Mr A Craigie and Ms R Durber the applicants and Mr P Cremin on behalf of the respondent.
3. Mr Cremin had delivered a letter to the Tribunal by hand on Friday 10 January 2014 which was not on the tribunal file. However, he confirmed that it was his submission that the tribunal had no jurisdiction to hear this application because the applicants were not leaseholders. The applicants they had received a copy of the letter.
4. The applicants confirmed that they were seeking to purchase a lease under the Right to Buy provisions but had not yet completed the purchase and therefore there was no lease. They were seeking an order from the tribunal that the terms of the draft lease were not acceptable and that the lease should contain different provisions in relation to payability of service charges by them if they purchased the lease.

Decision

5. The Tribunal does not have jurisdiction to determine this application because the applicants are not leaseholders and there is no lease or contract by which service charges are payable by the applicants to the respondent.
6. Accordingly the application is dismissed.

Name: Judge Dowell

Date: 14 January 2014