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

Case Reference : LON/00AL/OCE/2015/0099

Property : 53-65 Humber Road, London SE3
7LR

Applicant : Artemis IM Limited

Representative : Mr Piers Harrison Counsel

Respondent : Leasecon Engineering Associates
Limited

Representative : None

Type of Application : Section 24(1) Leasehold Reform,
Housing and Urban Renewal Act
1993 – determination of terms of
acquisition in dispute

Tribunal Members : Judge John Hewitt
Mr Neil Martindale FRICS

**Date and venue of
hearing** : 8 December 2015
10 Alfred Place, London WC1E 7LR

Date of Decision : 8 December 2015

DECISION

Decision

1. The decision of the tribunal is that the application is dismissed.

Background

2. On 25 March 2015 the tribunal received an application pursuant to section 24(1) of the Act.
3. Directions were duly given and the application came on for hearing on 8 December 2015.
4. On the morning of 8 December 2015 the tribunal received an email from the respondent's solicitor stating that all terms of acquisition had been agreed and that the respondent would not be attending the hearing.
5. The applicant was represented by Mr Harrison. Mr Harrison stated that all terms of acquisition had been agreed and he produced a memorandum signed on behalf of both parties setting out the terms of agreement.
6. Mr Harrison submitted that in those circumstances there were no outstanding issues or terms of acquisition in dispute on which the tribunal had any jurisdiction and he invited the tribunal to dismiss the application.
7. We considered rule 34. We were satisfied that the respondent had been notified of the hearing because a copy letter to the respondent's solicitors was on file and because those solicitors had notified the tribunal by email that the respondent would not be represented at the hearing. We were also satisfied that it was in the interests of justice to proceed with the hearing.
8. In the circumstances outlined above we accepted Mr Harrison's invitation to dismiss the application.

Judge John Hewitt
8 December 2015

Note: Appeal

1. If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.
2. The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
3. If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the Tribunal will

then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.

4. The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.