



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

Case Reference : **CAM/00JA/LSC/2021/0011**

HMCTS : **CVP**

Property : **Flat 24 Park House, 117 Park Road,
Peterborough PE1 2TN**

Applicant : **Myles Broom**
Representative : **Ms Penny Freeland**

Respondent : **RG (No.3) Securities**
Managing Agent : **Warwick Estates**
Representative : **JB Leitch, Solicitors & Ms Mattie Green of
Counsel**

Type of Application : **1) To determine the reasonableness and
payability of Service Charges (Section 27A
Landlord and Tenant Act 1985) and
Administration Charges (Schedule 11
Commonhold and Leasehold Reform Act
2002)**
**2) For an Order to limit the service charges
arising from the landlord's costs of
proceedings (Section 20C Landlord and
Tenant Act 1985)**
**3) For an Order to reduce or extinguish the
Tenant's liability to pay an administration
charge in respect of litigation costs
(paragraph 5A of Schedule 11 of the
Commonhold and Leasehold Reform Act
2002)**

Tribunal : **Judge JR Morris
Mr G Smith MRICS FAAV REV**

Date of Directions : **30th March 2021**
Date of Hearing : **30th June 2021**
Date of Decision : **31st August 2021**

DECISION

CORRECTION CERTIFICATE

The Tribunal exercises its powers under Rule 50 to correct the clerical mistake, accidental slip or omission in its Decision and Reasons dated 31st August 2021.

I hereby certify that due to a clerical mistake, accidental slip or omission in the Tribunal's Decision dated 31st August 2021:

In paragraph 98:

“Warwick Estates,
15th October 2020 £95.00,
5th November 2020 £186.00 and
JB Leitch”

is deleted and the total of “£1,197.86” is replaced by “**£916.98**”.

In paragraph 99 the reference to “£96.00” and “£186.00” is deleted.

In paragraphs 103 and 2 the total of “£1,197.86” is replaced by “**£916.98**”.

The corrections shown in bold in this Decision and Reasons are made on **2nd November 2021**.

Judge JR Morris

CORRECTION CERTIFICATE

The Tribunal exercises its powers under Rule 50 to correct the clerical mistake, accidental slip or omission in its Decision and Reasons dated 31st August 2021.

I hereby certify that due to a clerical mistake, accidental slip or omission in the Tribunal's Decision dated 31st August 2021:

In paragraph 1 the date “31st December 2018” should read “**24th March 2019**” and the date “31st December 2019” should read “**24th March 2020**”.

In paragraph 5 the date “7th August 2020” should read “**17th February 2021**” and the “period 1st January to 31st December” should read “**year ending 24th March**”.

In paragraph 95 the “2018” should read “**2019**” and the date “2019” should read “**2020**”.

The corrections shown in bold in this Decision and Reasons are made on **10th December 2021**.

Judge JR Morris