



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

**Case Reference** : **MAN/00DA/HTA/2020/0003**

**Property** : **Victoria House, 2, Skinner Lane, Leeds LS7  
1AR**

**Applicant** : **Victoria House Leaseholder  
Association**

**Represented by** : **Gavin Thompson (Chair)  
Catherine Boast (Secretary)**

**Respondent** : **Emerald Ground Rent Trustee 1  
and Trustee 2 Limited ( as Trustees  
of Emerald Ground Rent Unit Trust  
No.2)**

**Type of Application** : **Landlord and Tenant Act 1985 – s29**

**Tribunal Members** : **Tribunal Judge C. Wood  
Tribunal Member S. Latham**

**Date of Decision** : **21 September 2021**

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**DECISION**

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## **Order**

1. In accordance with section 29(1)(b)(i) of the Landlord and Tenant Act 1985, the Tribunal certifies the Applicant as a registered tenants' association.

## **Background**

2. Pursuant to the Tribunal's decision and directions dated 12 April 2021, ("the Decision"), both parties made written submissions to the Tribunal.
3. Neither party requested a hearing and it was therefore agreed that the matter would be determined on the papers by the Tribunal on Tuesday, 14 September 2021.

## **Reasons**

4. The Tribunal referred to paragraph 10 of the Decision. Its decision is made on the basis that the position as confirmed by the Applicant's email dated 17 March 2021 that it represents more than 50% of the qualifying tenants situated in the Property has not changed.
5. The Tribunal considered the Applicant's written submissions including, without limitation, a copy of the amended constitution, as approved by the members on 10 August 2021.
6. The Tribunal was satisfied that the amendments made to the constitution addressed the issues raised by the Tribunal in paragraph 13 of the Decision.
7. The Tribunal was therefore satisfied that the Applicant's constitution, as amended, was fair and democratic.

**Judge C Wood**  
**21 September 2021**