

LEASEHOLD VALUATION TRIBUNAL FOR THE LONDON RENT ASSESSMENT PANEL

**DECISION OF THE LEASEHOLD VALUATION TRIBUNAL ON AN APPLICATION UNDER
SECTION 48 OF THE LEASEHOLD REFORM HOUSING AND URBAN DEVELOPMENT ACT
1993**

Ref: LON/NL/2724/04

Property: 10 A MAYFAIR AVENUE ILFORD, ESSEX IG1 3DL

Applicants: FRANCESCA GEORGE

Represented by: AKAL SOLICITORS

Respondent: WEST LANCASHIRE INVESTMENTS LIMITED

Represented by: ESTATES AND MANGEMENT LIMITED

Intermediate Landlord/Interested Parties: N/A

By an application dated **5 July, 2004** to the Leasehold Valuation Tribunal, the applicant sought a determination of the premium payable and terms on which an extended lease is to be granted.

The application was listed for a hearing on **7 December, 2004**. The Tribunal adjourned the hearing of the application on information from the parties that agreement has been reached.

In a letter of the **1 December, 2004**, the parties were notified that unless the Tribunal heard from them by **1 June, 2005** the Tribunal would be minded to dismiss the application. Having received no reply from the parties the Tribunal is minded to dismiss the application pursuant to its powers under Regulation 11 of the Leasehold Valuation Tribunal (Procedure) (England) Regulations 2003. The application will therefore stand dismissed on **6 October, 2005** unless either party makes representation or ask for an oral hearing before this date.

Tribunal:

Ms Aileen Hamilton- Farey

Mr J C Sharma JP FRICS

Date: 16 September 2005