



**HM Courts  
& Tribunals  
Service**



**Residential  
Property  
TRIBUNAL SERVICE**

**LONDON RENT ASSESSMENT PANEL**

**DECISION OF THE RESIDENTIAL PROPERTY TRIBUNAL  
HOUSING ACT 2004:schedule 1 Paragraph 10**

**Case Reference:** LON/OOBA/HIN/2013/1

**Premises:** 30A Abbotsbury Road Morden Surrey SM4 5LQ

---

**Applicant:** Quantum Securities Limited

**Representative:** Mr M Ahmed, Director

**Respondent(s):** London Borough of Merton

**Representative:** Ms P Gayle, Solicitor

**Date of hearing:** 13 May 2013

**Appearance for Applicant(s):** Mr M Ahmed, Director and Ms F Kamal, Manager

**Appearance for Respondent(s):** Ms P Gayle, Solicitor, Mr R Smith, Environmental Health Officer and Mr S Nottage Environmental Health Manager

**Leasehold Valuation Tribunal:** Miss J Dowell  
Mr T Sennett  
Mrs L West

**Date of decision:** 13 May 2013

1. The Tribunal received an appeal from Mr M Ahmed, a Director of Quantum Securities Limited, against an improvement notice issued by the Respondent under section 12 Housing Act 2004 ("the Act") and dated 2 January 2013. The appeal was also in respect of a charge in the sum of £450 to be levied by the Respondent in respect of service of the improvement notice as notified to the Applicant in a letter dated 28 December 2012. The appeal was received on 14 February 2013 and was made under Schedule 1, Part 3 of the Act.
2. Directions were issued on 28 March 2013 when the hearing of the appeal was fixed for 13<sup>th</sup> May 2013.
3. At the hearing, the solicitor for the Respondent conceded that the improvement notice was invalid and in addition confirmed that no demand for payment of the charge would be served.
4. Accordingly, the Tribunal has no jurisdiction to hear this appeal.

  
Chairman Miss J Dowell

13 May 2013