



Ms N K - Dit – Rawe
PO Box 33 766
London SW3 1WS

Date 25 April 2006

Dear Ms K - Dit - Rawe

Your Reference

Title No. BGL56642
Jefferson House, 7 – 13 Basil Street, London SW3 1AX

Our Reference BGL56642/KEN &
CHEL

Your letter of 20 April 2006 has been referred for my attention.

I am obliged to you for the copy of the report of the case of Kintyre Ltd v Romeomarch Property Management Ltd. On the facts of that case, the Deputy Adjudicator decided that a lease of airspace granted after tenants had served notice of collective enfranchisement was void under section 19 of the Leasehold Reform, Housing and Urban Development Act 1993. These are plainly not the facts we are faced with in the matter the subject of this correspondence.



Land Registry
Birkenhead (Rosebrae) Office
Rosebrae Court
Woodside Ferry Approach
Birkenhead
Merseyside CH41 6DU

In this case Steel Services Limited as leaseholder under title NGL373333 has given notice to the tenants under the Landlord and Tenant Act 1987 of its intention to dispose of its interest. The difficulty as I understand it is that you feel that the roof space is required for the proper management of the premises, but is not comprised in Steel Services Limited's title. It does not, however, follow that the lease registered under title BGL 56642, which includes the roof space, is void. As to what action, if any, is possible to resolve the perceived difficulty is not a matter upon which the Registrar can advise.

DX No 24270 Birkenhead (4)

Tel 0151 472 6666
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I confirm that the header in the letter of 4 April contains a typographical error in that the property should be referred to as 7 – 13 (odd) Basil Street.

www.landregistry.gov.uk



Yours sincerely

M. G. Garwood .

M G Garwood
Land Registrar