

Y Tribiwnlys Eiddo Preswyl
Residential Property Tribunal Service (Wales)
Leasehold Valuation Tribunal (Wales)

Welsh Tribunals Unit, Oak House, Cleppa Park, Celtic Springs, Newport, NP10 8BD
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DECISION AND REASONS OF THE LEASEHOLD VALUATION TRIBUNAL
Landlord and Tenant Act 1985, S.27A & S.20C

Premises: Celestia Complex, Fallow Drive, Cardiff Bay, CF10 4RF

Applicants: Various leaseholders of the Premises

Respondent: Celestia Management Company Limited

Tribunal: Judge Lachlan McLean
Mr. N. Martindale FRICS
Dr. A. Ash FRSA

LVT Ref: LVT/0010/06/21

DECISION OF THE TRIBUNAL

**Pursuant to Regulation 11 of the Leasehold Valuation Tribunals (Procedure)
(Wales) Regulations 2004, the Tribunal dismisses the application.**

REASONS FOR DECISION

1. On 8th October 2025, the Tribunal gave notice to the parties that it was minded to dismiss the application, pursuant to Regulation 11 of the Leasehold Valuation Tribunals (Procedure) (Wales) Regulations 2004. The grounds and reasons for that proposal were provided therein and there is no need to repeat them here.
2. The parties were given until 31st October 2025 to make representations to the Tribunal, including a final opportunity for any of the Applicants to indicate whether and why the proceedings should continue. No representations were received.
3. As such, the members of the Tribunal have concluded that the reasons for the Tribunal's previous directions dated 8th October continue to apply; and the Tribunal hereby dismisses the application accordingly.

Dated this 10th day of November 2025

L.F. McLean (Chairman)