



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

**Case reference** : **LON/00BG/LSC/2021/0287**

**Property** : **Various Properties at St. David's  
Square, London E14**

**Applicant** : **Liam Philip Spender and the several  
lessees listed in the application**

**Representative** : **Liam Spender**

**Respondents** : **FIT Nominee Limited and FIT Nominee  
2 Limited  
Representatives :  
FirstPort Bespoke Property Services  
Limited  
Freehold Managers Plc**

**Representative** : **Simon Allison of Counsel**

**Type of application** : **Determination of payability and  
reasonableness of service charges pursuant  
to s27A LTA 1985  
Judge Shepherd**

**Tribunal** : **Duncan Jagger FRICS  
Mr N. Miller**

**Date of Decision** : **3<sup>rd</sup> May 2023**

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**Decision**

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1. The Respondents were asked to provide a breakdown of the costs of the Countryside Contracts for the relevant period illustrating specifically how much is attributed to rent and how much to maintenance. They have been unable to provide a breakdown from Countryside. This is surprising. Countryside must have some idea, at least at a ball park level, of the split. The Respondents referred the Tribunal to estimates they obtained from other contractors. The Applicants also suggest that the estimate obtained by the Respondents from SCCI Alpha Track should be followed for each of the years in question for the Door Entry Systems. Faced with an absence of information from Countryside the Tribunal agrees with the Applicants that these estimates should be followed in relation to a determination of reasonable costs for the relevant period. This represents an 81% reduction in costs originally sought by the Respondents. The Applicants submit that the same reduction should be applied to the other fittings: TV Distribution and Car Park Gates and Barriers. The Tribunal accepts that this is a pragmatic approach.
  
2. In summary the following sums are allowed for the Countryside Contracts for the period in question:  
  
2018: £36551.25  
  
2019: £37105.56  
  
2020:£37105.56
  
3. The Tribunal allows the Applicants' application for repayment of their application fee and hearing fee of £300.
  
4. As indicated in the previous decision the appeal rights for the whole case are triggered by this decision.

Judge Shepherd

3<sup>rd</sup> May 2022

## RIGHTS OF APPEAL

1. If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the

First-Tier Tribunal at the Regional office which has been dealing with the case.

2. The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.

3. If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.

4. The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.