



FRIDAY 05 DECEMBER 2025

IN THE COURT OF APPEAL

ON APPEAL FROM UPPER TRIBUNAL (LANDS CHAMBER):  
UPPER TRIBUNAL JUDGE ELIZABETH COOKE

LC-2023-000440 and LC-2023-000441

BEFORE LORD JUSTICE NUGEE  
LORD JUSTICE SNOWDEN  
LORD JUSTICE ZACAROLI

CA-2024-002282



ON PAPER

Application No.

CA-2024-002282  
AND  
CA-2024-002282-C

B E T W E E N

1. LIAM PHILIP SPENDER
2. APPELLANTS SCHEDULE OF

APPELLANTS

- and -

1. IF. I. T NOMINEE LIMITED
2. IF. I. T NOMINEE 2 LIMITED  
(BOTH COMPANIES LIMITED BY SHARES INCORPORATED UNDER THE  
COMPANIES ACT 2006)

RESPONDENTS

**UPON** the hearing of the Appellants' appeal by Appellants' Notice dated 8 October 2024 and the Appellants' application under s. 20C of the Landlord and Tenant Act 1985 ("**section 20C**") dated 7 August 2025 (the "**Section 20C Application**")

**AND UPON** hearing Philip Rainey KC for the Appellants and Simon Allison KC and Tom Morris for the Respondents

**IT IS ORDERED THAT:**

- 1) The appeal is allowed:
  - (a) Paragraph 82 of the Upper Tribunal's decision dated 26 June 2024 is set aside and remade;
  - (b) Remitted to the First-tier Tribunal for fresh determination are the issues of whether (1) the costs under the Countryside Contracts were reasonably incurred within the meaning of s.19 of the Landlord and Tenant Act 1985 and (2) there should be an order under section 20C in respect of the application before the First-tier Tribunal, including the remitted issue.

- 2) In respect of the outstanding issues of (a) Appeal Ground 3 / any order under section 20C in respect of costs incurred in the proceedings before the Upper Tribunal (b) costs of the appeal to this Court and (c) the Section 20C Application, and upon the Appellants having lodged written submissions on those issues dated 4 December 2025, the Court makes the following directions:
- (a) The Respondents shall file and serve written submissions in response by 4pm on 11 December 2025;
  - (b) The Appellants shall file and serve written submissions in reply by 10am on 15 December 2025;
  - (c) The Court will then determine the said outstanding issues on the basis of the written submissions.

(The Court sat on 4 November 2025 from 10.33 to 16.11)

**BY THE COURT**