



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

Case Reference : CHI/29UQ/LSC/2024/0136 &
CHI/29UQ/LBC/2024/0014

Property : 52A The Pantiles, Tunbridge Wells, TN2 5TN

Applicant : Ms Harriet Peacock

Respondent : Targetfollow Pantiles Limited

Representative : Mr Paul Burnett, Property Director of
Targetfollow Estates Limited

Type of Application : Determination of liability to pay and
reasonableness of service charges
Section 27A Landlord and Tenant Act 1985

Tribunal Members : Judge Gethin
Regional Judge Whitney
Mr Shaylor

Date of Decision : 13 June 2025

DECISION

Decision of the Tribunal

1. On 22 May 2025, the Applicant notified the Tribunal that the parties had reached agreement.
2. At the hearing, the Applicant applied orally to withdraw the outstanding applications for determination of liability to pay and reasonableness of service charges for the year 2024 under section 27A of the Landlord and Tenant Act 1985, as well as orders pursuant to Section 20C of the Landlord and Tenant Act 1985 and paragraph 5A of Schedule 11 of the Commonhold and Leasehold Reform Act 2002. The Tribunal consented to this withdrawal (Rule 22(1)(a) and (3) Tribunal Procedure Rules 2013).
3. The Tribunal will notify parties of this withdrawal by arranging for a copy of this decision to be sent to the parties (Rule 22(7) Tribunal Procedure Rules 2013).

Background

4. The Applicant has made an application for determination of liability to pay and reasonableness of service charges for the year 2024 and refers to issues in relation to cladding that was undertaken at the property.
5. The Applicant also seeks an Order under S168(4) of the Commonhold and Leasehold Reform Act 2002 that the Respondent has breached covenants in its lease.
6. Both applications were made on 1 August 2024.
7. The Applicant is the lessee of the property. Only a lessor (landlord) and can make an application under section 168(4). At the Case Management and Dispute Resolution Hearing held on 26 February 2025 at which the Applicant and Mr Paul Burnett, as the Respondent Company's representative, attended, the Applicant accepted that the Tribunal did not have the jurisdiction to deal with her application under S168(4).
8. The Applicant further seeks orders pursuant to Section 20C of the Landlord and Tenant Act 1985 and paragraph 5A of Schedule 11 of the Commonhold and Leasehold Reform Act 2002.

The Hearing

9. Ms Harriet Peacock appeared in person as the Applicant.

10. Mr Paul Burnett, Property Director of Targetfollow Estates Limited, appeared on behalf of the Respondent. Ms Amii Errington, Executive Operations Manager attended alongside Mr Burnett.
11. The Tribunal had before it a bundle of documents totalling 297 pages (the Bundle) which was provided by the Respondent.
12. At the outset of the hearing, and further to her email to the Tribunal dated 22 May 2025, the Applicant confirmed that she wished to withdraw her outstanding applications. The Respondent confirmed their agreement to the withdrawal.
13. The Tribunal confirmed it agreed to the withdrawal.
14. The Tribunal's involvement in this matter was therefore at an end.

RIGHTS OF APPEAL

15. By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.
16. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making written application by email to rpsouthern@justice.gov.uk.
17. The application for permission to appeal must arrive at the Tribunal (Southern Region) within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
18. If the person wishing to appeal does not comply with the 28-day time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.
19. 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.