



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

<b>Case Reference</b>	: HAV/00ML/2025/LDC/0617
<b>Property</b>	: Flat 1, 73 Wish Road, Hove, Brighton BN3 4JB
<b>Applicant</b>	: Krigland Limited (landlord)
<b>Representative</b>	: Clare Whiteman (Dean Wilson LLP solicitors)
<b>Respondents</b>	: June Patricia Compton (tenant)
<b>Representatives</b>	: Claude Compton
<b>Tribunal Member(s)</b>	: Judge M Loveday Mr Ed Shayler Mr A Crawford
<b>Date of hearing/venue</b>	: 25 June 2025 (Brighton Tribunal Centre)
<b>Date of decision</b>	: 25 June 2025

---

**DECISION NOTICE - RULE 36(2)(a)**

---

## **Introduction**

1. This is an application to determine liability to pay service charges under s.27A Landlord and Tenant Act 1987. The issues formed part of a claim for payment in the County Court (claim no. K13YX664) and they were transferred to the tribunal for determination by an order of 14 November 2024 under s.176A Commonhold and Leasehold Reform Act 2002.
2. The application was dealt with under flexible judicial deployment, with the Tribunal Judge sitting as a judge of the County Court to decide the aspects of the claim which were within the court's exclusive jurisdiction.
3. A hearing took place on 25 June 2025. The applicant was represented by Ms Clare Whiteman of Dean Wilson LLP. The respondent was represented by her son, Mr Claud Compton. At the conclusion of the tribunal hearing, the tribunal gave its decision orally in accordance with Rule 36(1) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013. The Court then made orders consequential upon that determination.
4. This is the decision notice under Rule 36(2)(a) of the procedure rules stating the tribunal's decision. For the avoidance of doubt, the tribunal will provide written reasons for its decision as soon as reasonably practicable, and the time for any party to apply for permission to appeal under Rule 52(2) does not run until those reasons are provided.

## **Decision**

5. The Tribunal determines under s.27A of the 1985 Act that the respondent is liable to pay to the applicant service charges of £2,956.37 due under the lease dated 6 June 2018.
6. The Tribunal determines under para 5 of Sch.11 to the Commonhold and Leasehold Reform Act 2002 that the respondent is liable to pay the applicant administration charges of £804 due under the lease dated 6 June 2018.
7. No order is made under s.20C Landlord and Tenant Act 1985 or under para 5A of Sch.11 to the Commonhold and Leasehold Reform Act 2002.

Tribunal Judge Mark Loveday  
25 June 2025