



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

Case reference : **LON/00BH/HNA/2024/0618**

Property : **11 Mellish Flats, Lea Bridge Road,
London, E10 7HY**

Applicant : **Great House (Buildings) Ltd**

Representative : **Freemans Solicitors**

Respondent : **London Borough of Waltham Forest**

Representative : **Sharpe Pritchard LLP**

Type of application : **Appeal against a financial penalty -
Section 249A & Schedule 13A to the Housing
Act 2004**

Tribunal : **Judge Nicol
Mr A Fonka FCIEH**

Date of decision : **13th November 2025**

DECISION ON REIMBURSEMENT OF FEES

The Respondent shall reimburse the Applicant his Tribunal fees of £330.

Reasons

1. On 11th September 2025 the Tribunal upheld the Applicant's appeal against a financial penalty of £15,600 imposed by the Respondent for managing or having control of a House in Multiple Occupation when it should have been licensed but was not, contrary to section 72(1) of the Housing Act 2004 ("the 2004 Act"). The Tribunal held that the Notice of Intent which preceded the Final Notice of the penalty had been served two days out of time.

2. On 13th October 2025 the Tribunal refused the Respondent's application for permission to appeal.
3. The Applicant applied for the Respondent to reimburse his Tribunal fees of £330 (£110 for making the application and £220 for the hearing). At the same time as refusing permission to appeal, the Tribunal directed the Respondent to make written submissions on the issue of reimbursement.
4. The only submission the Respondent made was that the issue of costs should be adjourned pending the determination of their appeal. The Tribunal rejects that submission. Reimbursement is a simple issue and costs are unlikely to be saved by leaving it hanging around indefinitely.
5. On the basis of the Tribunal's decision, the Respondent should never have served the Final Notice and the Applicant should not have been put to the trouble of making the application, let alone making his case at a hearing. The Tribunal is satisfied in the circumstances that the Respondent should reimburse the Applicant his fees.

Name: Judge Nicol

Date: 13th November 2025

Rights of appeal

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.

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.

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.

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.

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.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).