



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

Case reference	:	CAM/42UG/LSC/2024/0018 CAM/42UG/LBC/2024/0005
Property	:	34 Beach Station Road, Felixstowe, IP11 2EY
Applicant	:	Kelly Louise Kathleen Taylor
Representative	:	Attwells Solicitors LLP and Counsel Mr Allin
Respondent	:	Kerry Georgina Debenham
Representative	:	John Fowlers Solicitors LLP and Counsel Mr Thompson
Type of application	:	For the determination of the liability to pay service charges under section 27A of the Landlord and Tenant Act 1985 and
Tribunal members	:	Judge Adcock-Jones Dr Jan Wilcox FRICS
Venue	:	B & B Hotel, Ipswich, Ranelagh Road, Ipswich, IP2 0AD
Date of hearing	:	24 April 2025
Date of decision	:	24 April 2025

DECISION

Upon Counsel for the Parties informing the Tribunal that the issue relating to the stairs and all other issues subject to the applications dated 04 March 2023 have been agreed in principle between the parties and therefore no longer required to be determined by the Tribunal;

And upon the Tribunal noting that, had it been invited to make a determination on the stairs issue only, it would have determined that the current state of the stairs was not in good repair and condition contrary to Schedule 4 Paragraph 10.1 of the Lease, and therefore in breach of covenant pursuant to section 168(4) of the Commonhold and Leasehold Act 2002;

And upon the Tribunal informing the Parties of its serious concerns about the stairs and the need for urgent repair;

The Tribunal determines that:

1. Parties are to file with the Tribunal an executed deed of settlement by 4pm 08 May 2025 which includes provision for disposal of the present applications;
2. There be no further directions.

Name:	Judge Adcock-Jones	Date:	24 April 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).