



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

Case Reference : HAV/24UL/LSC/2026/0024

Property : 12 Church Circle, Farnborough,
Hampshire, GU14 6QH

Applicant : Michael Thomas
Xue Chen

Representative :

Respondent : Elizabeth Bayley

Representative : Richard Bayley Associates Ltd

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

Tribunal Member : Regional Tribunal Judge Whitney

Date of Directions : 26 June 2026

DECISION

This is a formal order of the Tribunal which must be complied with by the parties.

Background

1. The Applicants have made an application for determination of liability to pay and reasonableness of service charges for the year 2026.
2. The Applicants further sought 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.
3. The application was received on 28 December 2025.
4. The Applicants and the Respondent are said to be joint freeholders of the property.
5. Upon a review of the Application, it was not clear if any demands had been issued for the charges in question and so the Application was listed for a case management and dispute resolution hearing which took place on 26 June 2026.
6. At the hearing and following representations from the parties, the Tribunal explained that it only had jurisdiction to look at service charges that have been levied against leaseholders. further whilst the Applicants could bring the claim as leaseholders they would also need to be named as Respondent's given they are joint freeholders with the current Respondent.
7. In this case no service charges had been issued. Further the landlord had not proposed any works which needed to be assessed. Therefore the Tribunal did not have jurisdiction to deal with the Applicants' application.

Decision

8. The Application is therefore dismissed without further notice.