



HM Courts  
& Tribunals  
Service

**Property Chamber  
London Residential Property  
First-tier Tribunal**

10 Alfred Place, London, WC1E 7LR  
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Judge & Priestley LLP  
Justin House  
6 West Street  
Bromley  
Kent  
BR1 1JN

Your ref:  
Our ref: LON/00AG/LDC/2019/0080

Date: 21 May 2019

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Dear Sirs

**RE: Landlord & Tenant Act 1985 - Section 20ZA)**

**PREMISES: Various Properties within London Borough of Camden, Camden,  
WC1H 9JE**

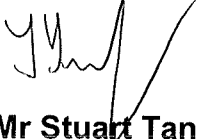
Further to earlier correspondence, I am now writing to advise you that a hearing has been arranged in respect of the above application to the Tribunal at 10:00 on 24 July 2019 at 10 Alfred Place, London, WC1E 7LR.

At the hearing the parties to the proceedings may be heard in person or be represented by a lawyer, surveyor, or any other person authorised by them. Hearings are held in public unless for some special reason the Tribunal decides otherwise.

A hearing fee of £200 is payable and must be paid in full within 14 days of the date of this letter. I should be grateful if you would send a cheque or postal order payable to HMCTS to this address together with the attached reply slip. **If payment is not received by 4 June 2019 your application will be treated as having been withdrawn. This is in accordance with the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013.**

If a party does not appear at a hearing either in person or through a representative, the Tribunal, if satisfied that adequate notice of the hearing has been given, may proceed to deal with the application. If you nevertheless do not intend to appear or be represented at the hearings, please let me know.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Stuart Tancred', written over a horizontal line.

**Mr Stuart Tancred**  
**Case Officer**

**Reply To: Mr Stuart Tancred**

**London Residential Property First-tier Tribunal 10 Alfred Place, London, WC1E 7LR**

**Ref: LON/00AG/LDC/2019/0080**

**RE: Landlord & Tenant Act 1985 - Section 20ZA)**

**PREMISES: Various Properties within London Borough of Camden, Camden, WC1H 9JE**

**Hearing Date: 24 July 2019**

I enclose a cheque/postal order made payable to **HMCTS** for £..... in respect of the above hearing.

Signed: .....

Print Name: .....

Date: .....



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

**Case reference** : **LON/00AG/LDC/2019/0080**

**Property** : **Various properties within the  
London Borough of Camden**

**Applicant** : **London Borough of Camden**

**Respondent** : **The long leaseholders of L.B.  
Camden**

**Type of application** : **To dispense with the requirement  
to consult lessees regarding  
proposed contracts for the supply  
of electricity and gas**

**Date of directions** : **20 May 2019**

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**DIRECTIONS**

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<b>Decision:</b>	The tribunal will decide the application <b>24 July 2019 at 10.00am.</b>
<b>Inspection:</b>	N/A

## Background

- A. The Applicant seeks dispensation under section 20ZA of the Landlord and Tenant Act 1985 from some of the consultation requirements imposed on the landlord by section 20 of the 1985 Housing Act<sup>1</sup>.
- B. The Application concerns some 9,433 leaseholders.
- C. The Applicant intends to enter into contracts for the supply of electricity and gas in the summer of 2019.
- D. **This application does not concern the issue of whether any service charge costs will be reasonable or payable.**

## DIRECTIONS

### *Service of the application*

1. By no later than **3 June 2019**, the **Applicant** must serve all affected leaseholders with a cover letter and notice of intention directing leaseholders to its website with a link where a copy of these directions must be provided together with the application form and statement of case.
2. By no later than **6 June 2019** the Applicant must file with the tribunal a certificate to confirm that this has been done, together with a link showing the location of the application form, statement of case and directions and stating the date(s) on which this was done.

### *The leaseholders' case*

3. **As soon as possible** but not later than **8 July 2019** the leaseholders, either jointly or individually, should complete the attached form, and return it to the tribunal, with a copy to the Applicant indicating whether:
  - you consent to the application (i.e. agree to dispensation from full consultation)  
**or**, you oppose the application (in whole or in part)
  - if you wish the tribunal to impose conditions on any dispensation (such conditions could include, but are not limited to: (i) an offer of reduction of service charge costs and (ii) payment of the leaseholders' reasonable legal/ professional costs incurred in these proceedings.
  - you wish to name a spokesperson;

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<sup>1</sup> See the Service Charges (Consultation Requirements) (England) Regulations 2003 (SI 2003/1987)

*The Applicant's case*

4. The Applicant shall prepare a bundle of documents and deliver **three** copies to the Tribunal and **one** copy to any leaseholder who has indicated s/he opposes the application or requires conditions to be imposed, by **15 July 2019**. The bundle shall be in a file, with numbered pages and shall include:
  - The application;
  - These directions;
  - Any relevant correspondence with leaseholders
  - Details of any response forms filed in response to the application
  - Any other relevant documents (including reports) upon which the applicant wishes to rely;

*Decision by the tribunal*

5. The tribunal will decide the matter at a hearing on **24 July 2019 at 10.00am**.
6. The tribunal's decision must be uploaded to the Applicant's website within 7 days of it being sent to the Applicant.

**Name:** Judge Martyński

**Date:** 20 May 2019

**NOTES**

- (a) **Whenever you send a letter or email to the tribunal you must also send a copy to the other parties and note this on the letter or email.**
- (b) **If the applicant fails to comply with these directions the tribunal may strike out all or part of their case pursuant to rule 9(3)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 ("the 2013 Rules").**
- (c) **If the respondent fails to comply with these directions the tribunal may bar them from taking any further part in all or part of these proceedings and may determine all issues against it pursuant to rules 9(7) and (8) of the 2013 Rules.**

**Form for leaseholders**

**Case Reference:** LON/00AG/LDC/2019/0080

**Premises:** Various properties in L.B. Camden

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Please return this form to the tribunal as soon as possible but at latest by **8 July 2019**.

Address: First-tier Tribunal Property Chamber (Residential Property), 10 Alfred Place, London WC1E 7LR (fax: 01264 785 060)

and send a copy to the Applicant: Judge & Priestly, Justin House, 6 West Street, BR1 1JN; Email – moakley@judge-priestly.co.uk

	Yes	No
1. I/We support the landlord's application for dispensation from full consultation in respect of gas and electricity supply contracts	<input type="checkbox"/>	<input type="checkbox"/>
2. I/We will send written representations to the tribunal and the landlord	<input type="checkbox"/>	<input type="checkbox"/>
3. I/We wish to attend the hearing	<input type="checkbox"/>	<input type="checkbox"/>
4. Name address of any spokesperson or representative appointed for the leaseholder:		

<b>Date:</b>		<b>Signature:</b>	
<b>Print Name:</b>			
<b>Address of affected property:</b>			
<b>Your correspondence address (if different):</b>			
<b>Telephone:</b>			
<b>Email:</b>			

**Reply Form**

**To: Mr Stuart Tancred**

**London Residential Property First-tier Tribunal, 10 Alfred Place, London, WC1E 7LR**

**Case Ref: LON/00AG/LDC/2019/0080**

**Premises: Various Properties within London Borough of Camden, Camden, WC1H 9JE**

**Date of Hearing: 24 July 2019**

**The following will attend on behalf of the applicant / respondent / reversioner / nominee purchaser (delete as appropriate)**

**Please provide names where appropriate**

1. The **applicant / respondent / reversioner / nominee purchaser** in person
  
2. Counsel
  
3. Solicitors
  
4. Other Representative(s)
  
5. Expert Witnesses

Special Requirements (e.g. Induction Loop, wheelchair access etc):

Signed: .....

Date: .....