



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

**Case reference** : **LON/00BJ/LDC/2016/0051**

**Applicant** : **The Mayor & Burgesses of the  
London Borough of Wandsworth**

**Respondent** : **Various Leaseholders as per the  
application.**

**Property** : **Various properties across the  
Borough.**

**Date of directions** : **14 June 2016**

---

**DIRECTIONS ON AN APPLICATION UNDER SECTION 20ZA OF  
THE LANDLORD AND TENANT ACT 1985**

---

**Determination or hearing**

1. The tribunal will determine this application during the seven days commencing **25 July 2016** on the basis of written representations, unless either party makes a request for an oral hearing within 7 days of today's date.
2. If any party requests an oral hearing it shall take place at **10 Alfred Place on 27 July 2016 from 10.00am**, with a time estimate of 1 hour.

**Background:**

3. The applicant seeks dispensation from the requirements to consult in relation to long-term procurement contracts for the supply of gas and electricity to various properties across the Borough. The applicant says that the current contracts are due to be renewed in October 2016 and that the dispensation already given by this tribunal in June 2009, June 2010 and August 2012 also need to be extended. The contracts are part of a framework agreement known as LASER (Local Authority South East Region).
4. The applicant has informed the tribunal that no consultation has yet been undertaken, but that it intends sending a letter to all leaseholders setting out the details of the application and pointing to the availability of the supporting documents on the Council's website. The applicant will also

publish these Directions on that website and inform the leaseholders accordingly.

5. Having considered the application, the following directions are made.

### **Directions**

6. The landlord must within **14 days** supply to each leaseholder a one page letter as suggested in the application, advising leaseholders of the proposals, where they may see the documents and obtain copies if they so wish, display a copy of these directions and advise the leaseholders **of four consultation meetings**, all as described in the application.
7. Any leaseholder who wishes to oppose the application should, **on or before 8 July 2016**, complete the attached reply slip and send a copy to the landlord and tribunal, together with a statement of case setting out their **objections to the proposals. This will be regarded as the respondent's case.** The tribunal will be entitled to consider that those tenants who do not respond to the directions agree with the application.
8. The applicants shall provide a bundle of documents to be considered by the tribunal. The bundle shall be in a file with numbered pages and so far as possible be in chronological order. The bundle shall contain a copy of the application and supporting documents including statements of any witness of fact.
9. The applicants shall **on or before 20 July 2016** serve **two copies** of the bundle on the tribunal with **one** copy on any respondent who has opposed the application in writing. If agreed between the applicant and any respondent in opposing, the bundle may be served electronically, with one copy of the bundle being uploaded to the website.
10. If an oral hearing is requested the landlord shall bring an additional copy of the bundle to the hearing.

**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.**

**If the landlord fails to comply with these directions its case may be struck out.**

**Tribunal Judge: V.Barran**

**Date: 14 June 2016**

**Form for leaseholders**

<b>Case Reference:</b>	<b>LON/00BJ/LDC/2016/0051</b>
<b>Property:</b>	<b>Various leasehold properties owned and managed by the London Borough of Wandsworth.</b>

If you oppose the application please complete and return this form by **8 July 2016** to:

First-tier Tribunal Property Chamber (Residential Property), 10 Alfred Place, London WC1E 7LR for the attention of Monday Ibude

Or by e-mail: [London.rap@hmcts.gsi.gov.uk](mailto:London.rap@hmcts.gsi.gov.uk) or (Goldfax: 01264 785060)

**and send a copy** to the landlord’s solicitor : **Mr. Roberts, Sharpe Pritchard LLP, 4 – 7 Fulwood Place, London WC1V 6HG.**  
[mroberts@sharpepritchard.co.uk](mailto:mroberts@sharpepritchard.co.uk)

	Yes	No
Have you sent a statement in response to the landlord?	<input type="checkbox"/>	<input type="checkbox"/>
Do agree to the application being determined on the basis of written representations and without an oral hearing?	<input type="checkbox"/>	<input type="checkbox"/>
Name address of any spokesperson or representative appointed for the tenant:	..... ..... .....	

**Date:**

**Signed:**

**Print Name** .....

**Flat number/ Block:**.....