



HM Courts
& Tribunals
Service

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

10 Alfred Place, London, WC1E 7LR
Telephone: 020 7446 7700
Facsimile: 01264785060
E-mail: rplondon@hmcts.gsi.gov.uk
DX: 134205 Tottenham Court Road 2

Direct Line: 0207 446 7748

Mari Roberts
Sharpe Pritchard LLP Solicitors
DX: 353 London/Chancery Lane

AUG 2016
Your ref: MR/102172/203
Our ref: LON/00BJ/LDC/2016/0051

Date: 04 August 2016

Dear Sirs

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

PREMISES: All leasehold properties in L. B of Wandsworth, SW18 2PU

Thank you for your letter of 3 August 2016, which has been considered by a procedural judge. He has asked me to reply as follows.

The problems that you have outlined in your letter are noted. As only one leaseholder in the borough, Mr Tyler, has asked for an oral hearing, it is not the intention of the tribunal to put Wandsworth Council to significant additional expense. Therefore, in response to the points that you have raised:

1. Paragraph 4 of the Supplementary Order for Directions is amended, so that the parties may submit any further evidence or materials **by 19 August 2016**;
2. The letter of 28 July 2016, the Supplementary Order for Directions and a copy of this letter:
 - (i) need only be served on those respondents that have responded to the application; and, in addition
 - (ii) should be placed by the council on its website.

Please kindly confirm when the steps at point 2. have been taken.

Yours faithfully

**Mr Monday Ibude
Case Officer**



HM Courts
& Tribunals
Service

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

10 Alfred Place, London, WC1E 7LR
Telephone: 020 7446 7700
Facsimile: 01264785060
E-mail: rplondon@hmcts.gsi.gov.uk
DX: 134205 Tottenham Court Road 2

Direct Line: 0207 446 7748

RECEIVED
28 JUL 2016
SW1E 7LR

Mari Roberts
Sharpe Pritchard LLP Solicitors
DX: 353 London/Chancery Lane

Your ref: MR/102172/203
Our ref: LON/00BJ/LDC/2016/0051

Date: 28 July 2016

Dear Sirs

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

PREMISES: All leasehold properties in L. B of Wandsworth, SW18 2PU

This is to inform you that the above application once listed for paper determination, is now listed for oral hearing at the Tribunal at 10 am on 25 August 2016 at 10 Alfred Place, London, WC1E 7LR.

Please note that it is your responsibility to serve this letter and enclose directions on all the respondents and any other likely persons to be affected by this application.

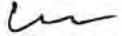
At the hearing the parties to the proceedings may be heard in person or be represented by a lawyer, surveyor, or any other person authorised by them. Hearings are held in public unless for some special reason the Tribunal decides otherwise.

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 (insert date 14 days from date of this letter) your application will be treated as having been withdrawn. This is in accordance with the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013.**

Please note that if you made a successful application for help with an application fee, you will still need to make a **separate** application in respect of the hearing fee. The guide "How to apply for help with fees" (EX160A) and the "Apply for help with fees" form (EX160) are available online at www.gov.uk/government/publications/apply-for-help-with-court-and-tribunal-fees. You can also complete an online application at www.gov.uk/help-with-court-fees. Any completed paper application form should be sent direct to me, please. If you make an online application for Help with Fees, please write to me with the reference number you will be given (this will be in the format HWF-xxx-xxx) so that I can match this up with your case."

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



Mr Monday Ibude
Case Officer



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

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

Property : **14,834 LEASEHOLD PROPERTIES
IN THE LONDON BOROUGH OF
WANDSWORTH**

Applicants : **The Mayor and Burgesses of the
London Borough of Wandsworth**

Representative : **Sharpe Pritchard LLP Solicitors**

Respondent : **The Various Leaseholder Owners of
the above mentioned properties, as
set out in the Schedule attached to
the Application**

Representative :

Type of Application : **An Application for Dispensation of
Consultation Requirements of
section 20 of the Landlord and
Tenant Act 1985, pursuant to
section 20ZA of the Act**

Tribunal Member : **Tribunal Judge S Shaw**

Venue : **28th January 2014, 10 Alfred Place,
London WC1E 7LR**

**Date of Supplementary
Directions** : **27th July 2016**

DIRECTIONS

IMPORTANT NOTE:

- **These directions are formal orders and must be complied with**
- **They are intended to help the parties and the tribunal deal with applications swiftly and economically**
- **Failure to comply with directions could result in serious detriment to the defaulting party e.g. the tribunal may refuse to hear all or part of that party's case and orders may be made for them to reimburse costs or fees thrown away as a result of the default**
- **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**

Full hearing (time/date): 10am 25th August 2016 for ONE DAY

Inspection (time/date): *Not Required*

Background

1. Directions were given in this case on by Order dated 14th June 2016, to which reference should be made. Those Directions provided for the disposal of this matter by way of a paper determination, without the need for the parties to attend, provided all parties were in agreement to a Paper Determination.
2. In the event, the Tribunal has received notification from a leaseholder, namely, Mr Michel Andre Wat Tyler, that he does not agree to the application being determined on the basis of written representations and without an oral hearing.
3. Accordingly, this case must now be dealt with by oral hearing.
4. The parties should supply any further evidence or material to be relied upon, upon each other and the Tribunal, by no later than **12th August 2016**.
5. In particular, the Applicant's attention is drawn to paragraph 15 of the Tribunal's Decision dated **2nd June 2009**. It is directed that the Applicant shall serve in writing upon those Respondents who have replied to this application (and place on the council website for others) the results of the monitoring exercise undertaken by the Applicant on that occasion (demonstrating the comparative benefits of the Framework Agreement in respect of both gas and electricity supply). The further evidence required by the Tribunal is some form of comparative schedule or analysis showing the benefit in unit price enjoyed as a result of the Framework Agreement, as against supplies/unit prices offered by the main alternative suppliers, viz:

A.

Gas:

Unit price in pence per kilowatt hour consumed.

Daily standing charge in pence per day per meter connection.

Electricity:

Unit price in pence per kilowatt hour at day rate consumed.

Unit price in pence per kilowatt hour at night rate consumed.

Daily standing charge in pence per day per meter connection.

In the event that there is variation in these unit prices and standing charges, supply details thereof with effective dates.

The relevant period is to run from **22 August 2012** (the date of the last order) to **27 July 2016**.

B. By comparison, the standard domestic, variable charge rates for kilowatt hours and standing charges for the following sample comparator energy providers for the same period.

- **SSE/ SWALEC**
- **NPower**
- **E.ON**
- **EDF**

C. Details of all fees or other payments made or received by the Applicant in respect of the energy supplies.

D. Supply a copy of the Agreement entered into by the Applicant for the energy supplies, whether with LASER or otherwise.

Hearing arrangements

6. The hearing will take place on **25th August 2016** at 10 Alfred Place, London WC1E 7LR starting at 10am

7. The hearing is estimated to last for 1 day. The hearing should end in time for the tribunal to deliberate on its decision. If any party considers this is an unrealistic estimate, they should write to the tribunal (and send a copy to the other party(ies) explaining why two weeks prior to the hearing date.

Name: JUDGE SHAW

Date: 27th July 2016

Reply Form

**To: Mr Monday Ibude
London Residential Property First-tier Tribunal
10 Alfred Place
London
WC1E 7LR**

CASE REF: LON/00BJ/LDC/2016/0051

PREMISES: All leasehold Properties in L.B. of Wandsworth.

DATE OF HEARING: 25 August 2016

The following will attend on behalf of the applicant / respondent

Please provide names where appropriate

1. The **applicant / respondent** in person

2. Counsel

3. Solicitors

4. Other Representative(s)

5. Expert Witnesses

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

Signed:

Date: