

First-tier Tribunal (Property Chamber)
Residential Property
DX 134205 TOTTENHAM COURT ROAD 2

Our Ref: MDO/JGR/CAMD009/0265

Your Ref:

Date: 16 May 2019

Please ask for: Mark Oakley

Direct Dial: 020 8290 7337

Dear Sirs

Re: Section 20ZA - Landlord and Tenant Act 1985 - Application for the dispensation of the consultation requirements
Property: Various residential long leaseholders of properties of which the London Borough of Camden are the Reversioners

We act on behalf of the London Borough of Camden who make the enclosed application for dispensation in relation to agreements that Camden intend to enter into for:

1. The supply of electricity to blocks and estates and street properties for landlord's lighting, staircase lighting, lifts, estate lighting, boiler rooms and communal services serving the residential leaseholders set out in the application.
2. The supply of gas to central boiler room on estates, communal block boilers and communal supplies on small blocks serving the residential leaseholders set out in the application.

Please find enclosed by way of filing for issuing:

- Application Form (Leasehold 5);
- Statement of Case and Exhibits;
- Cheque in the sum of £100;

Camden needs to sign up a to new supply arrangement in Summer 2019 to enable forward purchasing in the run up to the new supply period starting in October 2020. The application will affect 9,433 leaseholders, 25 Recognised Tenants Associations and 6 Tenant Management Organisations in the London Borough of Camden as set out at Appendices 1 and 2 to the Statement of Case.

We therefore invite you to issue the application and consider the following suggested directions in respect of service.

DX 117600 Bromley 7
Tel: 020 8290 0333
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Direct dial: 020 8290 7337
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Also in Beckenham:
108-110 High Street
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BR3 1EB

Proposed Directions

1. By 3 June 2019 the applicant shall serve all affected leaseholders with a cover letter and notice of intention in the form proposed, 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 6 June 2019 the applicant shall 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.
3. As soon as possible but not later than 8 July 2019 any leaseholders who wish to oppose the application should, either jointly or individually, complete the attached form, and return it to the tribunal, with a copy of the Applicant. This is in addition to returning the Written Observations form that accompanies Camden's letter to leaseholders.
4. The Applicant shall prepare a bundle of documents and shall send three copies to the tribunal and one copy to any leaseholder who has indicated he or she opposes the application, by 15 July 2019. The bundle shall be in a file, with numbered pages and shall include:
 - The application;
 - The statement of case;
 - These directions;
 - Any other information considered necessary or helpful by way of explanation of the full grounds for the application;
 - Correspondence with leaseholders
 - Details of any responses so far received from leaseholders on dispensation from consultation;
 - Any other relevant documents upon which the Applicant wishes to rely.
5. Unless the leaseholders consent to the application, they shall (either separately or together) prepare a bundle of documents and shall send three copies to the tribunal and one copy to the applicant by 22 July 2019. The bundle shall be in a file, with numbered pages and shall include:
 - A statement setting out why they oppose the application, including:
 - Evidence of what they may do differently if the Applicant complied with the full statutory consultation process;
 - Copies of all documents to be relied upon not already included in the Applicant's bundle.
6. The tribunal will determine the matter at a hearing on [insert date] at [insert time] at 10 Alfred Place, London, WC1E 7LR. The time estimate for the hearing is 2 hours.

7. The Applicant will place a copy of the decision on its website with clear information concerning the respondents' appeal rights.
8. The Tribunal will send a hard copy of the decision to all those who either appoint a representative or other respond to the application.

Please also find enclosed:

- Proposed covering letter and notice of intention; and
- A list of dates to avoid.

Camden intend to send out the enclosed Cover Letter and Notice of Intention pursuant to Proposed Direction 1 giving notice of this application for dispensation, inviting the leaseholder to visit Camden's website where a copy of the application and the Tribunal's directions can be downloaded and providing a telephone number which the leaseholders can call to request a copy of the application.

We look forward to receiving the Tribunal's directions in due course.

Yours faithfully

JUDGE & PRIESTLEY LLP