



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

Case Reference : **MAN/00CA/LDC/2024/0003**

Property : **Various Properties**

Applicant : **Pine Court Housing Association Limited**
Applicant's Representative : **Clarke Willmott LLP**

Respondents : **Various Tenants**

Type of Application : **Landlord & Tenant Act 1985 – Section 20ZA**

Legal Officer : **D Higham**

Date of Directions : **28 March 2024**

DIRECTIONS

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

The parties must comply with the Statement on Tribunal Rules and Procedure and the Guidance on PDF bundles which are enclosed with these directions (if not already provided).

PRELIMINARY

1. This application is made by Pine Court Housing Association Limited for dispensation from the consultation requirements imposed by Section 20 of the Landlord and Tenant Act 1985 ('the Act').
2. The only issue for the Tribunal to consider is whether or not it is reasonable to dispense with the consultation requirements. **The application does not concern the issue of whether any service charge costs resulting from any qualifying long-term agreement are reasonable or indeed payable and it will be open to lessees to challenge any such costs charged by the Applicant.**
3. The Tribunal will aim to determine this matter **in or shortly after the week commencing 6 May 2024**. This matter will be dealt with by a determination on the papers and written submissions received, unless any of the parties request a hearing. If any party wishes to make representations at an oral hearing before the Tribunal, they should inform the Tribunal Office in writing within **28 days** from the date of these Directions

DIRECTIONS

The following directions are given to enable the Tribunal to deal with the case fairly and justly. The parties must help the Tribunal achieve this by complying with them.

The Applicant's Case

4. The application and supporting documents received from the Applicant shall be taken as the Applicant's case.
5. **Within 14 days from the date of these directions**, the Applicant must send to each Respondent details of how to access the application and the supporting documents, together with a copy of the Tribunal's directions (and reply form) and confirm to the Tribunal that this has been done.

The Respondents' Case

6. Any Respondent who opposes the application may, **within 14 days of receipt of (5) above**, send to the Applicant and to the Tribunal, any statement they wish to make in response to the Applicant's case. This submission should include any documents upon which they seek to rely in evidence.

The Applicant's Reply

7. The Applicant shall have **7 days, from the expiry of the date specified in 6 above**, to provide any final statements in reply which must be sent to each participating Respondent and the Tribunal.
8. All leaseholders will be bound by the Tribunal's eventual decision on dispensation. The Tribunal will send a copy of its decision to all parties.

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 Respondents fail 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.**

Reply Form for leaseholders

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Property:	Various Properties

ONLY COMPLETE AND RETURN THIS FORM IF YOU OBJECT TO THE APPLICATION

If you do object please complete and return this form to: rpnorthern@justice.gov.uk

If you cannot access email you can send a paper copy to: First-tier Tribunal Property Chamber (Residential Property), 1st Floor, Piccadilly Exchange, 2 Piccadilly Plaza, Manchester M1 4AH

and email/send a copy to the Applicant's solicitor Lynn James to: Lynn.James@clarkewillmott.com/ Burlington House, Botleigh Grange Business Park, Hedge Lane, Southampton SO30 2AF.

	Yes	No
Have you sent a statement in response to the Applicant?	<input type="checkbox"/>	<input type="checkbox"/>
Do wish to attend an oral hearing?	<input type="checkbox"/>	<input type="checkbox"/>
Name address of any spokesperson or representative appointed for the leaseholder:		

Please also complete the details below:

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

