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| First-tier Tribunal Property Chamber (Residential Property) | | | | | | | | **Ref no.** (for office use only) | | | | | | | | | | |
|  | | | | | | | | | | |
| **Application for the dispensation of all or any of the consultation requirements provided for by  section 20 of the Landlord and Tenant Act 1985**  Section 20ZA of the Landlord and Tenant Act 1985 | | | | | | | | | | | | | | | | | | |
| **It is important that you read the notes below carefully before you complete this form.**  This is the correct form to use if you want to ask the Tribunal to dispense with all or any of the consultation requirements set out in section 20 of the Landlord and Tenant Act 1985 and in the Service Charges (Consultation Requirements)(England) Regulations 2003.  **A fee is payable for this application (see section 13 for Help with Fees).**  Applications should be sent as a Microsoft Word document by **email** to the relevant regional tribunal address shown in the Annex to this form. You must also send by email **the documents listed in section 13 of this form**. If you cannot access email or find someone to assist you in lodging your application by email, then a paper application will be acceptable although there may be a delay in dealing with this. Sending an application on paper will not be suitable in urgent cases.  You can now pay the **the fee (if applicable) by an on-line banking payment or by cheque/postal order enclosed with the application form.**  **If you want to be sent online banking payment details by email, please tick this box**    Please make sure a copy of the application is served on the other party/parties to the application. If you are unable to serve a copy on the other party/parties, please bring this to the tribunal’s attention in the covering email or if sending by post in a covering letter.  **Please do not send any other documents**. When further evidence is needed, you will be asked to send it in separately.  **If you have any questions about how to fill in this form, the fee payable, or the procedures the Tribunal will use please contact the appropriate regional office.**  **If you are completing this form by hand please use BLOCK CAPITAL LETTERS.** | | | | | | | | | | | | | | | | | | |
| 1. **DETAILS OF APPLICANT(S) (if there are multiple applicants please continue on a separate sheet)** | | | | | | | | | | | | | | | | | | |
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|  | Name: | Plymouth Community Homes Ltd | | | | | | | | | | | | | | | |  |
|  | | | | | | | | | | | | |  | | | | |  |
|  | Capacity | Landlord | | | | | | | | | | | | | | |  | |
|  |  | | | | | | | | | | | | | | | | |  |
|  | Address (*including postcode*): | | | | | | | | | | | | | | | | |  |
|  | Plumer House  Tailyour Road, Plymouth, Devon PL6 5DH | | | | | | | | | | | | | | | | |  |
|  |  | | | | | | | | | | | | | | | | |  |
|  | Address for correspondence (*if different from above*): | | | | | | | | | | | | | | | | |  |
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|  |  | | | | | | | | | | | | | | | | |  |
|  | Telephone: | | | | | | | | | | | | | | | | |  |
|  | *Day:* | 01752 388404 | | | *Evening:* | |  | | | *Mobile:* | | | | |  | | |  |
|  | |  | | | | | | | | | | | | | | | |  |
|  | Email address: | joanne.lake@plymouthcommunityhomes.co.uk | | | | | | | | | *Fax:* | | | | |  | |  |
|  |  |  | | | | | | | | |  | | | | |  | |  |
|  | Representative name and address, and other contact details: Where details of a representative have been given, all correspondence and communications will be with them until the Tribunal is notified that they are no longer acting for you. | | | | | | | | | | | | | | | |  | |
|  | Name: | Joanne Lake | | | | | | | | | | | | | | |  | |
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|  |  | | | | | | | | | | | | | | | |  | |
|  | Reference no. (if any) | |  | | | | | | | | | | | | | |  | |
|  |  | |  | | | | | | | | | | | | | |  | |
|  | Address (*including postcode*): | | | | | | | | | | | | | | | |  | |
|  | Plumer House  Tailyour Road, Plymouth, Devon PL6 5DH | | | | | | | | | | | | | | | |  | |
|  |  | | | | | | | | | | | | | | | |  | |
|  | Telephone: | | | | | | | | | | | | | | | |  | |
|  | *Day:* | 01752 388404 | | *Mobile:* | |  | | |  | | | | |  | | |  | |
|  | |  | | | | | | | | | | | | | | |  | |
|  | Email address: | joanne.lake@plymouthcommunityhomes.co.uk | | | | | | | *Fax:* | | | | |  | | |  | |
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| 1. **ADDRESS (including postcode) of SUBJECT PROPERTY (if not already given)** | | |
|  |  |  |
|  | All Plymouth Community Homes managed properties Tenanted and Leasehold which received electrical and heating services within the Plymouth Community Homes geographical operating area. Full list of properties who are liable for charges is attached. |  |
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| **4. BRIEF DESCRIPTION OF BUILDING (*e.g.2 bedroom flat in purpose built block of 12 flats*)** | | |
|  |  |  |
|  | Mixed tenure of blocks, flats, maisonettes across the PCH Housing stock including Tenanted and Leasehold properties who receive heating and electrical costs. |  |
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| 1. **DETAILS OF RESPONDENT (S) the person against whom an applicant seeks determination from the tribunal – this will only be the landlord’s managing agent if they are a party to the lease. If there are multiple respondents, please continue on a separate sheet.** | | | | | | | | | | |
|  | |  | | | | | | | |  |
|  | Name: |  | | | | | | | |  |
|  | | | | | | |  | | |  |
|  | Capacity |  | | | | | | |  | |
|  |  | | | | | | | | |  |
|  | Address (*including postcode*): | | | | | | | | |  |
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|  | Reference no. for correspondence (if any) | | |  | | | | |  | |
|  |  | | | | | | | | |  |
|  | Address for correspondence (*if different from above*): | | | | | | | | |  |
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|  | Telephone: | | | | | | | | |  |
|  | *Day:* |  | *Evening:* | |  | *Mobile:* | |  | |  |
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|  | Email address: |  | | | | *Fax:* | |  | |  |
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|  | **Note:** If this is an application by a landlord, then usually all tenants liable to pay a service charge for the costs in question should be joined as respondents. If tenants are not joined in this way, the landlord should provide the Tribunal with a list of the names and addresses of service charge payers. If this is not possible or is impractical, then a written explanation must be provided with this application.  If you are the landlord/management company making the application please omit, if known, the telephone/fax numbers and email address of the respondent(s) when completing Box 4 and include them on a separate sheet. This is because the application form may be copied by the tribunal to other appropriate persons (e.g. other service charge paying leaseholders in the building or development). | | | | | | | | |  |
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| 1. **DETAILS OF LANDLORD (if not already given)** | | | | | | | | | | | | |
|  | |  | | | | | | | | | |  |
|  | Name: |  | | | | | | | | | |  |
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|  | Address (*including postcode*): | | | | | | | | | | |  |
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|  | Reference no. for correspondence (if any) | | |  | | | | | | |  | |
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|  | Email address: |  | | | | *Fax:* | | |  | | |  |
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| 1. **DETAILS OF ANY RECOGNISED TENANTS’ ASSOCIATION (if known)** | | | | | | | | |
|  | |  | | | | | |  |
|  | Name of Secretary |  | | | | | |  |
|  | | | | | |  | |  |
|  | Address (*including postcode*): | | | | | | |  |
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| 1. **DISPENSATION SOUGHT** | | | | | |
|  | Applicants may seek a dispensation of all or any of the consultation  requirements in respect of either qualifying works or long-term agreements. | | | |  |
|  | Does the application concern qualifying works? | | | Yes  No | |
|  | If Yes, have the works started/been carried out? | | | Yes  No | |
|  | | | | |  |
|  | Does the application concern a qualifying long-term agreement? | | | Yes  No | |
|  | If Yes, has the agreement already been entered into? | | | Yes  No | |
|  | For each set of qualifying works and/or qualifying long-term agreements please  complete one of the sheets of paper entitled **‘GROUNDS FOR SEEKING DISPENSATION’** | | | |  |
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| 1. **OTHER APPLICATIONS** | | | | |
|  | | |  |  |
|  | Do you know of any other cases involving either: (a) related or similar issues about the management of this property; or (b) the same landlord or tenant or property as in this application? | | Yes  No |  |
|  | If Yes, please give details | | |  |
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| 1. **CAN WE DEAL WITH YOUR APPLICATION WITHOUT A HEARING?** | | | | | | |
| If the Tribunal thinks it is appropriate, and all the parties and others notified of their right to attend a hearing consent, it is possible for your application to be dealt with entirely on the basis of written representations and documents and without the need for parties to attend and make oral representations. (‘A paper determination’). | | | | | | |
| Please let us know if you would be content with a paper determination if the Tribunal thinks it appropriate. | | | | Yes  No | |  |
| **Note:** Even if you have asked for a paper determination the Tribunal may decide that a hearing is necessary. Please complete the remainder of this form on the assumption that a hearing will be held. Where there is to be a hearing, a fee of £220 will become payable by you when you receive notice of the hearing date. | | | | | | |
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| 1. **TRACK PREFERENCES** | | | |
|  | We need to decide whether to deal with the case on the Fast Track or the Standard Track (see Guidance Note for an explanation of what a track is). Please let us know which track you think appropriate for this case. | Fast Track  Standard Track |  |
|  |  |  |  |
|  | Is there any special reason for urgency in this case? | Yes  No |  |
|  | If Yes, please explain how urgent it is and why: | |  |
|  | Energy prices are at an all-time high and continue to rise. Market volatility means that prices are often only held for a few hours and do not permit compliance with Section 20 consultation. Plymouth Community Homes are committed to providing best value services for our Tenants and Leaseholders and wish to take a more risk-managed approach to the procurement of energy. Being in the market as early as possible and for as long as possible provides the best opportunity for risk-managed procurement. There are currently opportunities to buy long-term energy at prices significantly lower than the current market price. This opportunity is time-limited depending on market conditions, and as such, Plymouth Community Homes wish to secure these on behalf of our tenants while they are available. By having a long-term contract with a supplier, tenants and leaseholders will have stable prices for a longer term. A long-term agreement will also allow for easier budgeting for tenants and leaseholders. This will also allow the buyer, Plymouth Community Homes, to manage expenses more efficiently and help prevent any surprise increases further down the line. We plan to enter into an agreement with Crown Commercial services as an evergreen contract which will continue with them until we decide to terminate. | |  |
|  | **Note**  The Tribunal will normally deal with a case in one of three ways: on paper (see section 10 above) or ‘fast track’ or ‘standard track’. The fast track is designed for cases that need a hearing but are very simple and will not generate a great deal of paperwork or argument. A fast track case will usually be heard within 10 weeks of your application. You should indicate here if you think your case is very simple and can be easily dealt with. The standard track is designed for more complicated cases where there may be numerous issues to be decided or where for example, a lot of documentation is involved. A standard track case may involve the parties being invited to a Case Management Conference which is a meeting at which the steps that need to be taken to bring the case to a final hearing can be discussed. | |  |
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| 1. **AVAILABILITY** | | | | |
| If there are any dates or days we must avoid during the next four months (either for your convenience or the convenience of any expert you may wish to call) please list them here. | | | | |
| Please list the dates on which you will NOT be available: | | | |  |
|  | None | | |  |
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| 1. **VENUE REQUIREMENTS** | | |
| Please provide details of any special requirements you or anyone who will be coming with you may have (e.g. the use of a wheelchair and/or the presence of a translator): | | |
|  | None |  |
|  |  |
| Applications handled by the London regional office are usually heard in Alfred Place, which is fully wheelchair accessible. Elsewhere, hearings are held in local venues which are not all so accessible and the case officers will find it useful to know if you or anyone you want to come to the hearing with you has any special requirements of this kind. | | |

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| **13. CHECKLIST** | | | | | | |
| **Please check that you have completed this form fully. The Tribunal will not process your application until this has been done. Please ensure that the following are enclosed with your application and tick the appropriate box to confirm:** | | | | | | |
| A copy of the lease(s). | | | | |  | |
| A statement that service charge payers have been named as respondents or a list of names and addressess of service charge payers | | | | |  | |
| **EITHER**  A crossed cheque or postal order made out to HM Courts and Tribunal Service for the application fee of £110 (if applicable) is enclosed. **Please write your name and address on the back of the cheque or postal order. Please also send a paper copy of your application with your cheque or postal order, regardless of whether you have already emailed the application.** | | | | |  | |
| **OR**  You have ticked the box at the top of this form to say you want the relevant regional tribunal office to send you details on how to pay the application fee of £110 by on-line banking. **The unique payment reference the tribunal office supplies MUST be used when making your on-line banking payment.**  **DO NOT send cash under any circumstances. Cash payment will not be accepted.** | | | | | | |
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**Please note where there is to be a hearing, a fee of £220 will become payable by you when you receive notice of the hearing date.**

**Help with Fees**

If you think you may be entitled to a reduced fee, the guide EX160A ‘Apply for help with court, tribunal and probate fees’ outlines how you can submit an application for Help with Fees.

You can submit your Help with Fees application online at [www.gov.uk/help-with-court-fees](http://www.gov.uk/help-with-court-fees) or by completing the form EX160 ‘Apply for help with fees’. You can get a copy of the ‘Apply for help with fees’ form online at www.gov.uk/government/publications/apply-for-help-with-court-and-tribunal-fees or from your regional tribunal office.

If you have completed an online application for Help with Fees please enter the reference number you have been given here.

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| **H** | **W** | **F** | - |  |  |  | - |  |  |  |

If you have completed form EX160 “Apply for Help with Fees” it must be included with your application.

The ‘Apply for help with fees’ form will not be copied to other parties

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| 1. **STATEMENT OF TRUTH** | | | | |
| **The statement of truth must be signed and dated.**  **I believe that the facts stated in this application are true.** | | | | |
| **Signed:** | J Lake for Plymouth Community Homes | Dated: | 22/06/25 |  |
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| **GROUNDS FOR SEEKING DISPENSATION** | | |
| **Please use the space below to provide information mentioned in section 7 of this form.** | | |
| You will be given an opportunity later to give further details of your case and to supply the Tribunal with any documents that support it. At this stage you should give a clear outline of your case so that the Tribunal understands what your application is about. Please continue on a separate sheet if necessary. | | |
|  | 1. Describe the qualifying works or qualifying long-term agreement concerned, stating when the works were carried out or planned to be carried out or in the case of a long-term agreement, the date that agreement was entered into or the proposed date it is to be entered into. |  |
|  | This application concerns a qualifying long term agreement that Plymouth Community Homes Limited wishes to enter into for the bulk purchasing of energy on the wholesale energy market.  Currently, we purchase the energy on an annual basis and can be at risk of losing out on obtaining the lowest tariffs available via long term agreements.  We intend to enter the energy market as soon as possible if we receive the dispensation with a view to signing a qualifying long term agreement with a supplier(s) to take effect as soon as possible. |  |
|  |  |
|  | 1. Describe the consultation that has been carried out or is proposed to be carried out. |  |
|  | We will keep our tenants notified via letters, informing them of our decision to apply for dispensation. We will also ensure all copies of letters, application forms and any other documentation will be added to our website with a dedicated page for energy procurement and updates and directions from Tribunal should dispensation be granted will also be made available.  Should the tribunal require we will also hold consultation meetings with all residents and leaseholders. |  |
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|  | 1. Explain why you seek dispensation of all or any of the consultation requirements. |  |
|  | We are seeking a total dispensation of the consultation requirements imposed by Section 20 of the Landlord and Tenant Act 1985 (as amended).  Given that the fuel procurement process in an increasingly volatile market is such that suppliers submit prices on the basis that they can be withdrawn at short notice, offers may be available for a few hours only.  In the circumstances, it is impracticable and impossible for us to comply with the consultation requirements. |  |
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| **ANNEX: Addresses of Tribunal Regional Offices** | | | |
|  | **NORTHERN REGION**  HM Courts & Tribunals Service  First-tier Tribunal (Property Chamber) Residential Property, 1st Floor, Piccadilly Exchange, Piccadilly Plaza, Manchester M1 4AH | **Telephone:** 01612 379491  **Fax:** 01264 785 128  **Email address**: [RPNorthern@justice.gov.uk](mailto:RPNorthern@justice.gov.uk) | |
|  | **This office covers the following Metropolitan districts:** Barnsley, Bolton, Bradford, Bury, Calderdale, Doncaster, Gateshead, Kirklees, Knowsley, Leeds, Liverpool, Manchester, Newcastle-upon-Tyne, Oldham, Rochdale, Rotherham, St. Helens, Salford, Sefton, Sheffield, Stockport, Sunderland, Tameside, Trafford, Tyneside (North & South), Wakefield, Wigan and Wirral.  **It also covers the following unitary authorities:** Hartlepool, Middlesbrough, Redcar and Cleveland, Darlington, Halton, Blackburn with Darwen, Blackpool, Kingston-upon-Hull, East Riding of Yorkshire, Northeast Lincolnshire, North Lincolnshire, Stockton-on-Tees, Warrington and York.  **It also covers the following Counties:** Cumbria, Durham, East Cheshire, Lancashire, Lincolnshire, Northumberland, North Yorkshire and WestCheshire. | | |
|  | **MIDLAND REGION**  HM Courts & Tribunals Service  First-tier Tribunal (Property Chamber) Residential Property, Centre City Tower, 5-7 Hill Street, Birmingham, B5 4UU | | **Telephone:** 0121 600 7888  **Fax:** 01264 785 122  **Email address**: [RPMidland@justice.gov.uk](mailto:RPMidland@justice.gov.uk) |
|  | **This office covers the following Metropolitan districts:** Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton.  **It also covers the following unitary authorities:** Derby, Leicester, Rutland, Nottingham, Herefordshire, Telford and Wrekin and Stoke-on-Trent.  **It also covers the following Counties:** Derbyshire, Leicestershire, Nottinghamshire, Shropshire, Staffordshire, Warwickshire and Worcestershire. | | |
|  | **EASTERN REGION**  HM Courts & Tribunals Service  First-tier Tribunal (Property Chamber) Residential Property, Cambridge County Court, 197 East Road  Cambridge, CB1 1BA  DX 97650 Cambridge 3 | | **Telephone:** 01223 841 524  **Fax:** 01264 785 129  **Email address**: [RPEastern@justice.gov.uk](mailto:RPEastern@justice.gov.uk) |
|  | **This office covers the following unitary authorities:** Bracknell Forest, West Berkshire, Reading, Slough, Windsor and Maidenhead, Wokingham, Luton, Peterborough, Milton Keynes, Southend-on-Sea and Thurrock.  **It also covers the following Counties:** Bedfordshire, Berkshire, Buckinghamshire, Cambridgeshire, Essex, Hertfordshire, Norfolk, Northamptonshire, Oxfordshire and Suffolk. | | |
|  | **SOUTHERN REGION**  HM Courts & Tribunals Service  First-tier Tribunal (Property Chamber) Residential Property, Havant Justice Centre, The Court House, Elmleigh Road, Havant, Hants, PO9 2AL | | **Telephone:** 01243 779 394  **Fax:** 0870 7395 900  **Email address**: [RPSouthern@justice.gov.uk](mailto:RPSouthern@justice.gov.uk) |
|  | **This office covers the following unitary authorities:** Bath and Northeast Somerset, Bristol, North Somerset, South Gloucestershire, Bournemouth, Plymouth, Torbay, Poole, Swindon, Medway, Brighton and Hove, Portsmouth, Southampton and the Isle of Wight.  **It also covers the following Counties:** Cornwall and the Isles of Scilly, Devon, Dorset, East Sussex, Gloucestershire, Hampshire, Kent, Somerset, Surrey, West Sussex and Wiltshire. | | |
|  | **LONDON REGION**  HM Courts & Tribunals Service  First-tier Tribunal (Property Chamber) Residential Property, 10 Alfred Place, London WC1E 7LR  DX 134205 Tottenham Court Road 2 | | **Telephone:** 020 7446 7700  **Fax:** 01264 785 060  **Email address**: [London.RAP@justice.gov.uk](mailto:London.RAP@justice.gov.uk) |
|  | **This office covers all the London boroughs.** | | |

The Ministry of Justice and HM Courts and Tribunals Service processes personal information about you in the context of tribunal proceedings.

For details of the standards we follow when processing your data, please visit the following address <https://www.gov.uk/government/organisations/hm-courts-and-tribunals-service/about/personal-information-charter>

To receive a paper copy of this privacy notice, please call 0300 123 1024/ Textphone 18001 0300 123 1024.