



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

Case Reference : **MAN/00BY/LDC/2025/0628**

Property : **Various Properties in Liverpool**

Applicant : **South Liverpool Homes**

Respondents : **Various Long Residential
Leaseholders/Tenants**

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

Tribunal Judge : **J Murray**

Date of Directions : **7 July 2025**

DIRECTIONS

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. South Liverpool Homes have entered into 2 - 3 year contracts for the supply of gas and electricity to landlord communal area meter supplies. Whilst the start date of the new contracts are staggered dependant on when existing contracts come to an end, for some landlord supplies these new contracts started on 01/10/2024. Meters will be transferred onto new contracts during the course of the next 7/8 months, with the last meter transferring onto a new contract on 14/05/2025. The new contracts entered into have end dates of either 30/09/2027 or 31/03/2028 for electricity supplies, with all gas contracts expiring on 31/12/2027.
2. The application is made to the Tribunal is for dispensation from the consultation requirements imposed by Section 20 of the Landlord and Tenant Act 1985 ('the Act'). Dispensation would allow the Applicant to act quickly and lock in the best possible deal before prices rise further and ensures that as current contracts come to an end, they move seamlessly into new contracts avoiding the need for tenants and leaseholders to pay out of contract variable rates on their energy usage.
3. 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.**
4. 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 **56 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.

5. **The applicant landlord must within 28 days of the date of these directions:**
 - i. Write to each of the respondents setting out the following:
 - Informing them of the application;
 - Advising them that a copy of the application will be available on the landlord's website and providing the link to the address;
 - Informing them that if they wish to receive a hard copy of the application they should write to the applicant, who will then send a copy, with any personal details deleted;
 - Advising them that as the application progresses additional documents will be added to the website, including the final decision of the tribunal.
 - ii. Send each of the respondent leaseholders a copy of these directions (with the attached reply form); and
 - iii. Confirm to the tribunal in writing that this has been done.
6. **Those leaseholders who oppose the application shall within 28 days of (5) above:**
 - Complete the attached reply form and send it to the tribunal; and
 - Send to the landlord a statement in response to the application with a copy of the reply form. They should send with their statement copies of any documents upon which they wish to rely.
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.
8. **The Applicant shall within 14 days of (7) above** prepare and serve on the tribunal a **PDF electronic bundle of documents** on which the applicant wishes to rely. The bundle shall be in a file, with an index and numbered pages. **The bundle must contain:**
 - The tribunal application form
 - These directions
 - All of the documents on which the landlord relies, including specimen copies of tenancy agreements
 - Copies of any replies from the Respondents.

A copy of the bundle shall also be uploaded onto the website.

9. If an oral hearing is requested, you will be notified of the arrangements for it in due course.
10. **All respondents will be bound by the tribunal's eventual decision on dispensation.** The tribunal will send a copy of its decision to the representative of every represented leaseholder and to any unrepresented leaseholders who have completed and returned the reply form attached to these directions (or who have otherwise requested a copy of the decision).
11. **Furthermore, the applicant landlord shall place a copy of the tribunal's eventual decision (together with an explanation of the leaseholders' appeal rights) on its website within 7 days of receipt, and shall maintain it there for at least 3 months, with a sufficiently prominent link to both on its home page. In this way, leaseholders who have not returned the reply form may view the tribunal's decision on dispensation and their appeal rights on the landlord's website.**

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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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 or post a copy to the Applicant: info@southliverpoolhomes.co.uk or South Liverpool Homes, Parklands, Conleach Road, Speke, Liverpool L24 0TY.

	Yes	No
Have you sent a statement in response to the Applicant?	☐	☐
Do wish to attend an oral hearing?	☐	☐
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:	