



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

Case reference : LON/00BJ/LSC/2018/0286

Applicant : London Borough of Wandsworth

Respondents : Various leaseholders

Properties involved : Various blocks of flats in Wandsworth

Date of preliminary directions : 6 August 2018

PRELIMINARY DIRECTIONS

BACKGROUND INFORMATION

- (1) Wandsworth council is considering the possibility of installing sprinkler systems in high-rise blocks of flats in the borough. The council has applied to the tribunal for a determination (decision) as to whether it will be able to recover some of its costs from long leaseholders in those blocks as service charges. The answer to that question will depend on the interpretation of the long leases granted by the council.
- (2) This application is not about the costs themselves, but the principle as to whether the council might recover future costs as service charges. Before any works are undertaken and before any costs are sought, the council will carry out a statutory consultation with leaseholders.
- (3) Given the nature of the application and the number of leaseholders in the borough likely to be affected, it is foreseeable that more respondents than usual may wish to be involved in the proceedings. At this stage, the tribunal wishes to gauge the level of interest by leaseholders to help it make appropriate arrangements for determination of the application.
- (4) With this aim in mind, the tribunal makes the following preliminary directions, while also giving notice that a provisional

date has been arranged for a case management hearing on Thursday, 27 September 2018 at 10:00am, venue to be confirmed.

PRELIMINARY DIRECTIONS

Steps to be taken by the council

1. The applicant shall serve all potential respondents by 17 August 2018, with copies of the following documents:
 - (i) The application form;
 - (ii) The 45-paragraph Case Summary of the application (the non-technical explanation for lessees);
 - (iii) These preliminary directions, including the pro forma Reply Form.
2. At the same time, the applicant shall display a copy of the application form and these directions in a prominent position in the common parts of the affected properties and, if possible, upload copies to a publicly-available web site, where they are likely to come to the attention of leaseholders in the borough.
3. The applicant shall confirm to the tribunal in writing that this has been done, with appropriate details including any relevant web site address.

Steps to be taken by the leaseholders

4. Any leaseholders who wish to be involved in the proceedings and/or to attend the case management hearing (in person or, ideally, as part of a representative group) should complete the pro forma Reply Form and send it to the tribunal and to the council's representatives by 7 September 2018.

Case management hearing

5. The tribunal has provisionally arranged a case management hearing on Thursday, 27 September 2018 at 10:00am, with the venue to be confirmed in due course to the council and to those leaseholders who have indicated a wish to be involved and to attend.
6. The purpose of the case management hearing will be to consider what further directions are necessary and appropriate to bring the application to hearing as swiftly as possible. While, ordinarily, the tribunal would list the case management hearing at 10 Alfred Place, London WC1e 7LR, if significant numbers of leaseholders indicate a wish to attend, then consideration will be given to arranging an alternative venue.

7. **The parties are referred to the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 for guidance on how the application will be dealt with.**

Name: Timothy Powell

Date: 6 August 2018

Reply Form for leaseholders

Case Reference:	LON/00BJ/LSC/2018/0286
Property:	Various blocks of flats in Wandsworth

Only complete and return this form if you wish to be involved in the proceedings and/or to attend the case management hearing

If you do wish to be involved, please complete and return this form to:

- **First-tier Tribunal Property Chamber (Residential Property), 10 Alfred Place, London WC1E 7LR [email: rplondon@hmcts.gsi.gov.uk]**

and send/email a copy to the council's representative:

- **Mark Cooper, South London Legal Partnership, Gifford House, 67c St Helier Avenue, Morden SM4 6HY [ref: L/MC/2616/5093] [email: mark.cooper@merton.gov.uk]**

		Yes	No
Do you wish to be involved in these proceedings?		<input type="checkbox"/>	<input type="checkbox"/>
Do wish to attend the case management hearing, provisionally fixed for Thursday, 27th September 2018?		<input type="checkbox"/>	<input type="checkbox"/>
Name and address of any spokesperson or representative appointed for the leaseholder:			
Date:			
Signature:			
Print Name:			
Address of affected property:			
Your correspondence address (if different):			
Telephone:			
Email:			