



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

**Case Reference** : **LON/OOBE/LDC/2023/0074**

**Property** : **All residential leasehold properties  
Managed by the London Borough of Southwark**

**Applicant** : **London Borough of Southwark  
[Hsg.homeownership@southwark.go.uk](mailto:Hsg.homeownership@southwark.go.uk)**

**Respondents** : **All leaseholders**

**Participating Respondents** : **The leaseholders listed in the Schedule**

**Application** : **Dispensation from consultation requirements - sections 20 and 20ZA  
Landlord and Tenant Act 1985**

**Date of Directions** : **14 December 2023**

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**DIRECTIONS**

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On 7 December 2023 the Applicant filed a request for two further directions:

- (i) Permission to file a supplementary witness statement covering their local government procurement process.
- (ii) An extension of time to 15 December 2023 to file submissions concerning the Applicant's request, first made during the CMH on 30 August 2023, that the Tribunal considers making a request for this matter to be transferred to the Upper Tribunal.

A copy of the request was posted on the Council's website on 7 December 2023. No representations have been received from leaseholders.

It would assist the Tribunal and the participating leaseholders if a factual statement from a council officer could be provided that explains the procurement process. For that reason, I am minded to grant the request.

The participating leaseholders provided their statements and evidence between 24-26 November 2023, since when the Applicant's counsel has been engaged on other matters and has not had time to re-visit issues relevant to any transfer to the Upper Tribunal. However, as a party can make this request at any point in the proceedings, no extension of time is necessary for the Applicant to make its submissions.

I will take this opportunity to inform the parties that the Tribunal intends listing this matter for a one day face to face hearing in February/March 2024. Details of the time and venue (which is likely to be within the Borough) will be notified in due course.

## **DIRECTIONS**

1. The Applicant may no later than **4.00pm on 22 December 2023**, file a supplementary witness statement dealing with the procurement process it is required to follow when placing contracts of insurance for its leasehold housing portfolio.
2. The Applicant and participating Respondents that wish to attend and speak at the hearing must provide details of any dates in February/March 2024 on which they, their representatives, or witnesses are unable to attend. The Tribunal will do its best to accommodate party and witness availability notified to it no later than **4.00pm on 22 December 2023**.
3. The Council must **forthwith** serve these directions on all Leaseholders by uploading an electronic copy to its website.
4. Leaseholders not currently listed in the Schedule are reminded to check Southwark website regularly for further Directions and correspondence from the Tribunal.

**D Barlow**  
**Deputy Regional Judge**

**14 December 2023**

List of fully participating Respondents

1	Thufel Ahmed	
2	Ms Clare Boot (nee Barnard)	██████ Dighton Court (and other LBS properties)
3	Ms Belinda Blanchard	██████ Frome House
4	Zerbabel Caumba	
5	Joshua Davidson	██████ Princes Court
6	Tom Gilson	
7	Ms Joanne Green	██████ Wade House
8	Tereza Fritz	██████ Princess Court
9	Jack Heath	██████ Gillies Court
10	Ms India Hill	██████ Dighton Court
11	Ms Elizabeth Izen	██████ Princes Court
12	Mr Neil Martindale	██████ Albury Buildings
13	Ms Elaine Mills	
14	Mr Brendan O Brien	██████ Africa Place
15	Mr Nick Pandy	██████ Burwash House
16	Ms Daniella Palmer	Havil Street
17	Ms K Papachristou	██████ Drinkwater House
18	Ms Sophia Senton	██████ Comber House
19	Ms Sharon Shahani	██████ Magdalene Close
20	Jatinder Singh	
21	George Stowell	██████ Rudge House
22	Ms Danielle Valens	