



HM Courts
& Tribunals
Service

**Property Chamber
London Residential Property
First-tier Tribunal**

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To the Leaseholders of the
London Borough of Wandsworth

Your ref:
Our ref: LON/00BJ/LSC/2018/0286

Date: 11 September 2018

Dear Leaseholder,

Application by Wandsworth council relating to the costs of installing sprinkler systems to high-rise residential blocks

RE: Landlord & Tenant Act 1985 - Section 27A(1)

PREMISES: 99 High Rise Block within, London Borough of Wandsworth, London

NOTICE is hereby given that the case management hearing in this matter will now take place on:

Tuesday, 16 October 2018 at 10:00am

at

The Civic Suite, Wandsworth High St, London SW18 2PU

A copy of this letter will be placed on the council's website, to which all respondent leaseholders have been directed for updates on the council's application.

The background to this case is set out in the council's application form and case summary, and the tribunal's preliminary directions issued on 6 August 2018, all of which can be found on the council's website.

There has been such interest in the application that only a venue such as the Civic Suite, attached to the Town Hall, is large enough to accommodate those who have indicated a wish to attend the hearing. As the Civic Suite was not available on the provisional date fixed for the end of September, this new date has been arranged.

Interested leaseholders should arrive in good time on 16 October, for the hearing to start promptly at 10:00am.

Important notes for leaseholders:

1. The first hearing on 16 October 2018 is a **procedural** hearing. Its purpose is only to consider **what further directions** are necessary and appropriate to bring the council's application to a final hearing. Although the council will be invited to explain its application and there will be an opportunity for leaseholders to make general comments, the tribunal will **NOT** hear any evidence or submissions, or make any final decisions, about the council's application. The outcome of the hearing will be that the tribunal will provide a list of steps that the council and leaseholders need to take next, to prepare for the final hearing.
2. Whether leaseholders attend the case management hearing, or not, they will still have the chance to make written representations, give evidence or make submissions at the final hearing, which is likely to be in the spring of 2019.
3. Those leaseholders who attend the case management hearing (and indeed the final hearing) may do so in person, or may appoint a representative to speak for them (e.g. a member of a residents' association, a local councillor, a solicitor or a barrister), or may submit comments or submissions in writing.
4. Wherever possible, leaseholders are encouraged to join with others and present a joint submission, preferably through an appointed representative.
5. Leaseholders may wish to seek legal advice about the application that has been made, from a local Citizens' Advice Bureau (CAB), advice centre or solicitor, or from the Leasehold Advisory Service (LEASE), which provides free initial advice on fire safety to leaseholders in high-rise buildings, to ensure that leaseholders are aware of their rights and are supported to understand the terms of their leases. See this link: <https://www.lease-advice.org/fire-safety/>, or telephone 020 7832 2527, for an appointment.
6. Leaseholders should continue to visit the council's website regularly for further updates, using this link: <http://www.wandsworth.gov.uk/housing>

Yours faithfully

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Case Officer.