



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

Case reference	:	LON/00BJ/LSC/2018/0286
Property	:	100 High Rise Blocks within the London Borough of Wandsworth
Applicant	:	London Borough of Wandsworth
Representative	:	Mr B Maltz (counsel) South London Legal Partnership
Respondents	:	Multiple Leaseholders
Representative	:	Various
Type of application	:	Landlord and Tenant Act 1985, s.27A(3)
Tribunal members	:	Judge Siobhan McGrath Judge Timothy Powell Mrs Helen Bowers MRICS
Venue	:	10 Alfred Place, London WC1E 7LR
Date of Directions	:	5 September 2019

SEPTEMBER 2019 DIRECTIONS (Amended 16 September 2019)

Background

- A. On 21 March 2019 the Tribunal issued a Decision and Further Directions that stayed the main case until 26 September 2019. However, the Tribunal subsequently received a number of applications for the case to be struck out including an application from HPLP. The Tribunal wrote to the parties on 7 May 2019 asking for dates to avoid. The Tribunal also directed that Wandsworth should make any initial response to the application made by HPLP by 3 June 2019. A copy of

the HPLP application and the initial response from Wandsworth has already been provided on the website.

B. Other than the application for strike-out from HPLP, the Tribunal appears to have other applications for strike-out that are listed below:

- a. Eleonora Van den Haute
- b. Steve Fannon
- c. Andrew Hiron
- d. Nigel Summerley
- e. James Burgess and
- f. Alton Leaseholders Association
- g. Paddy Keane

It is unclear whether copies of these applications were served on Wandsworth and therefore for the sake of completeness (with the exceptions of the appendices to Mr Fannon's application), a copy of those applications are now sent to Wandsworth. It should be noted that there is other correspondence from other Respondents in support of those applications that has not been copied.

C. These Directions are issued to assist the parties and the Tribunal in preparing for the hearing to consider the strike-out applications.

DIRECTIONS

1. The hearing of the strike-out applications will take place on **11 & 12 November 2019, starting at 10:00 am** at **Civic Suite, Wandsworth High Street, London, SW18 2PU**.
2. All other Directions that have been previously issued in this case are now suspended until after the November hearing. At which stage and if appropriate further directions will be made.
3. Various locations have been made available for the viewing of certain documents in relation to this case and these are:
 - Battersea Fields RMO, Basement, Walden House, Dagnall Street, London, SW11 5DB
 - Ethelburga Community Centre, 60 Worfield Street, Ethelburga Estate, London, SW11
 - Western Area Team Office, Roehampton Parish Hall, Alton Road, London, SW15 4LG

- Housing Reception, 90 Putney Bridge Road, London, SW18 1HR
- Ackroydon East TMO, 26 Montfort Place, London, SW19 6QL

What Wandsworth must do:

4. By **18 September 2019** Wandsworth must upload to its website an electronic copy of these September 2019 Directions and send a hard copy to all of the Respondents, either by hand-delivery or by first class post and arrange for copies of these Directions to be placed in the various locations identified in Direction 2 above.
5. By **18 September 2019** Wandsworth must upload to the website an electronic copy of all the applications for strike-out as listed in paragraph B above and arrange for copies of those applications, together with the application by HPLP and the initial response from Wandsworth to be placed in the various locations identified in Direction 2 above.
6. By **2 October 2019**, Wandsworth must prepare any further response that it wishes to make to the applications for strike out and upload a copy of that further response onto the website and provide a copy to each of the locations identified in Direction 2 above.

What the Respondent leaseholders must do:

7. By **16 October 2019**, any Respondent leaseholder who wishes to submit a reply to the responses made by Wandsworth in respect of the applications to strike-out, should send a copy to the Applicant and a copy to the Tribunal.

Wandsworth's next steps:

8. Wandsworth shall upload any reply received in compliance with Direction 6 onto the website and provide a copy to each of the locations identified in Direction 2 above prepare bundles for the hearing.
9. Wandsworth shall prepare bundles for the hearing and these bundles should include:
 - All the applications for strike-out;
 - The initial and any further response made by Wandsworth;
 - Any reply submitted by the Respondent leaseholders.
10. Wandsworth shall by **30 October 2019** supply the following hard copies of the above bundles:
 - For the tribunal, four copies of each bundle;

- For each of those Respondents (or their representatives or representative organisations) that have made an application for strike-out or provided a reply in accordance with Direction 6; and
- To be available at the hearing venue, to be consulted by attendees who otherwise do not have access to the documents, three copies the bundle.

Skeleton arguments (case outlines)

11. If Wandsworth or any Respondent leaseholder wishes to rely upon any skeleton arguments (i.e. documents that summarise their case in outline, setting out the key facts and the arguments they wish to put forward at the hearing), these must be sent **by 4 November 2019**:
 - to the Tribunal;
 - by Wandsworth, to any Respondent leaseholders that that have made an application for strike-out or served a reply in compliance with Directions 6 above; and
 - by any Respondent leaseholders, to Wandsworth.
12. Wandsworth must upload any such skeleton arguments to its website, upon receipt and, in any event, by **6 November 2019**.

Name: Mrs H C Bowers

Date: 5 September 2019