



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

Case Reference : CHI/ 45UH/LDC/2019/0053

Property : 33,39,40,41 & 52 Clifton Court, Clifton Road, Worthing, West Sussex BN11 4DU

Applicant : Worthing Homes

Representative : -

Respondents : -

Representative : -

Type of Application : To dispense with the requirement to consult lessees about a qualifying long-term agreement

Tribunal Member : Mr D Banfield FRICS

Date of Directions : 19 August 2019

DECISION

The Tribunal grants dispensation from the consultation requirements of S.20 Landlord and Tenant Act 1985 in respect of entering into two QLTAs with the gas and electricity suppliers. The QLTAs will be for the period 1 October 2019 to 31 September 2023.

Background

1. The Applicant seeks dispensation under Section 20ZA of the Landlord and Tenant Act 1985 from the consultation requirements imposed on the landlord by Section 20 of the 1985 Act.
2. The Applicant explains that it wishes to enter into a contract of 4 years duration commencing October 2019 with The Inenco Group to provide an energy procurement service. The value of that contract is likely to exceed the appropriate amount to trigger the consultation procedures.
3. The Applicant further explains that The Inenco group will be procuring energy at the time they identify a deal on the wholesale market. According to the Applicant, quotations for energy only tend to be held for a matter of hours, and Inenco will have to react quickly to get the best prices for the Applicant. This means that the Applicant will not be able to supply estimated costs and carry out a consultation process. The Applicant is, therefore seeking dispensation from consultation in respect of two QLTAs, with the gas and electricity suppliers. The QLTAs will be for the period 1 October 2019 to 31 September 2023.
4. The Tribunal made Directions on 9 July 2019 and these were amplified by amended directions on 19 July 2019. The Tribunal sent a copy of the application and the Tribunal's Directions to each lessee. Attached to the Directions was a form for the lessees to return to the Tribunal indicating whether the application was agreed with, whether a written statement was to be sent to the applicant and whether an oral hearing was required.
5. The Directions noted that those parties not returning the form and those agreeing to the application would be removed as Respondents
6. One reply was received agreeing to the application and they together with the lessees who did not respond have been removed as Respondents as previously indicated.
7. No requests have been received for an oral hearing and the application is therefore determined on the papers received in accordance with Rule 31 of the Tribunal's procedural rules.
8. The only issue for the Tribunal is if it is reasonable to dispense with any statutory consultation requirements. **This decision does not concern the issue of whether any service charge costs will be reasonable or payable.**

The Law

9. The relevant section of the Act reads as follows:

20ZA Consultation requirements:
 - a. (1) Where an application is made to a Leasehold Valuation Tribunal for a determination to dispense with all or any of the consultation requirements in relation to any qualifying works or qualifying long-

term agreement, the Tribunal may make the determination if satisfied that it is reasonable to dispense with the requirements.

10. The matter was examined in some detail by the Supreme Court in the case of *Daejan Investments Ltd v Benson*. In summary the Supreme Court noted the following
 - b. The main question for the Tribunal when considering how to exercise its jurisdiction in accordance with section 20ZA (1) is the real prejudice to the tenants flowing from the landlord's breach of the consultation requirements.
 - c. The financial consequence to the landlord of not granting a dispensation is not a relevant factor. The nature of the landlord is not a relevant factor.
 - d. Dispensation should not be refused solely because the landlord seriously breached, or departed from, the consultation requirements.
 - e. The Tribunal has power to grant a dispensation as it thinks fit, provided that any terms are appropriate.
 - f. The Tribunal has power to impose a condition that the landlord pays the tenants' reasonable costs (including surveyor and/or legal fees) incurred in connection with the landlord's application under section 20ZA (1).
 - g. The legal burden of proof in relation to dispensation applications is on the landlord. The factual burden of identifying some "relevant" prejudice that they would or might have suffered is on the tenants.
 - h. The court considered that "relevant" prejudice should be given a narrow definition; it means whether non-compliance with the consultation requirements has led the landlord to incur costs in an unreasonable amount or to incur them in the provision of services, or in the carrying out of works, which fell below a reasonable standard, in other words whether the non-compliance has in that sense caused prejudice to the tenant.
 - i. The more serious and/or deliberate the landlord's failure, the more readily a Tribunal would be likely to accept that the tenants had suffered prejudice.
 - j. Once the tenants had shown a credible case for prejudice, the Tribunal should look to the landlord to rebut it.

Evidence

11. The applicant's case is as set out at paragraph 3 above and confirmed in The Applicant's Statement made by Amanda Parsons, Leasehold Adviser of Worthing Homes Limited dated 2 August 2019.

Determination

12. I accept that the supply of energy is subject to volatility of costs and that the normal procurement process following consultation with lessees would

prevent the Applicant from benefiting from the potential cost savings that are available.

13. The test that I must apply in determining whether dispensation may be given is that set out by the Supreme Court in the Daejan decision referred to above. Clearly to remain on short term energy supply contracts when less expensive long-term contracts are available cannot be to the lessees' advantage and the Tribunal is not therefore satisfied that they would be prejudiced by granting dispensation.
14. **The Tribunal therefore grants dispensation from the consultation requirements of S.20 Landlord and Tenant Act 1985 in respect of entering into two QLTAs with the gas and electricity suppliers. The QLTAs will be for the period 1 October 2019 to 31 September 2023.**
15. **In granting dispensation, the Tribunal makes no determination as to whether any service charge costs are reasonable or payable.**

D Banfield FRICS
19 August 2019

1. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making written application to the First-tier Tribunal at the Regional office, which has been dealing with the case. The application must arrive at the Tribunal within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
2. If the person wishing to appeal does not comply with the 28-day time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.
3. The application for permission to appeal must identify the decision of the Tribunal to which it relates, state the grounds of appeal and state the result the party making the appeal is seeking.