

IN THE FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

RE: VISTA TOWER, STEVENAGE, SG1 1AR

B E T W E E N:

GREY GR LIMITED PARTNERSHIP

Applicant

- and -

[R1] EDGEWATER (STEVENAGE) LIMITED

[R4] EDGEWATER (EAST GRINSTEAD) LTD

[R5] EDGEWATER (HAMPSHIRE) LTD

[R6] EDGEWATER (HARROW) LTD

[R7] EDGEWATER (PHOENIX HEIGHTS) LTD

[R8] EDGEWATER (POOLE) LTD

[R9] EDGEWATER (SWINDON) LTD

[R10] EDGEWATER (SWINDON) SUB LTD

[R11] EDGEWATER (TREVER) LTD

[R13] EDGEWATER (WEYBRIDGE) LTD

[R14] EDGEWATER (WOKINGHAM) LTD

[R15] JACKSONS (CHELSEA) LTD

[R16] DFS THREE LTD

[R18] KEYTHORPE PROPERTIES LIMITED

[R19] PRIMECASTLE LIMITED

[R20] SBH PROPERTIES LIMITED

[R21] WORLDHOLD LIMITED

[R23] LESBRIDGE ESTATES LIMITED

[R24] CALLALOT INVESTMENT CO. LTD

[R25] SCOPERULE LIMITED

[R26] LINGWOOD PROPERTIES LTD

[R27] CLOCKWORK ESTATES LTD

[R28] GAVEWELL LTD

[R30] EUROCENT GROUP LTD

[R31] EUROPEAK PROPERTIES LTD

[R33] EUROVIEW ESTATES LTD
[R34] OCEAN HS LIMITED
[R35] ASPERN LIMITED
[R36] EUROCENT (BURDETT) LTD
[R37] GLENMARSH ESTATES LTD
[R39] CABLEWELL ESTATES LTD
[R40] EUROCENT (LONDON 1) LTD
[R41] DFS PROPERTIES LIMITED
[R42] TRISTAR ASSOCIATES LIMITED
[R43] TIMEGROVE LTD
[R45] EUROCENT (SELSDON) LTD
[R46] TOOTING 204 LTD
[R47] DFS COREL LTD
[R49] BROWNHILL RD LTD
[R50] MARKET PLACE NEWBURY LTD
[R51] EUROCENT (DORKING) LTD
[R52] EDGEWATER (CRAWLEY) LTD
[R53] WATEREDGE (WALLINGTON) LTD
[R54] STAMFORD HILL LTD
[R56] EUROCENT (BEDFORD) LTD
[R59] FEDERAL PROPERTY INVESTMENTS LIMITED
[R61] JACKSONS (BOUNDARY) LTD
[R62] EUROCENT (EARDLEY) LTD
[R64] EUROCENT (BURDETT) SUB LTD
[R65] EUROCENT (FREEHOLDS) LTD
[R66] EUROCENT (ANERLEY) LTD
[R67] WATERPEAK LTD
[R69] ENVOY (RUISLIP) SUB LTD
[R70] ENVOY (BOVILL) LTD
[R71] PORTLAND LIMITED
[R72] EUROCENT (BATTERSEA) LTD
[R73] EUROCENT (FARQUHAR) LTD
[R74] EDGEWATER (NORTH CIRCULAR) LTD
[R75] ENVOY (LYNDHURST) LTD
[R76] ENVOY MANAGEMENT LTD

[R77] DF (STEVENAGE) LTD
[R79] JACKSON (DESBOROUGH) LTD
[R80] FD BURDETT ROAD LTD
[R81] NORWOOD 58 RTM COMPANY LTD
[R82] EUROPEAK VENTURES LIMITED
[R84] EUROCENT (POOLE) SUB LTD
[R85] BARAK INVESTMENTS GROUP LTD
[R86] EUROCENT (ASCOT) SUB LTD
[R87] ENVOY (GILLINGHAM) SUB LTD
[R88] WHITE LION CLOSE LTD
[R90] BOLDGATE ESTATES LTD
[R91] EUROCENT (GREAT DUNMOW) SUB LTD
[R92] EDGEWATER (CROYDON) LTD
[R93] HASTINGWOOD 10 LTD
[R94] LINGWOOD BAKE LTD
[R96] FLANDERS ESTATE LTD

Respondents

REMEDICATION CONTRIBUTION ORDERS

Section 124 of the Building Safety Act 2022

UPON considering the application, evidence and submissions in this matter at a final hearing held between 4 and 15 November 2024

AND UPON the Tribunal being satisfied that Vista Tower, Stevenage, SG1 1AR (the “**Building**”) is a relevant building for the purposes of the Building Safety Act 2022

AND UPON the Tribunal being satisfied that it is just and equitable to make remediation contribution orders for the reasons set out in the decision dated 24 January 2025 (the “**Decision**”)

IT IS ORDERED THAT:

1. These are remediation contribution orders made pursuant to section 124 of the Building Safety Act 2022 (as amended by the Leasehold and Freehold Reform Act 2024) which apply to the Respondents whose company names are set out in the title above who are specified in these

Orders (the “**Specified Respondents**”) and each of them jointly and severally in respect of the Building.

2. The Specified Respondents and each of them jointly and severally shall make the payments identified in these Orders to the Applicant for the purpose of meeting the costs incurred or to be incurred in remedying or otherwise in connection with relevant defects relating to the Building.

Payments

3. The Specified Respondents shall make payment to the Applicant, by no later than 4pm on **28 February 2025**, in the sum of **£1,975,905** for the purpose of meeting the costs described in paragraphs 173-180 of the Decision.
4. The Specified Respondents shall make payment to the Applicant, by no later than 4pm on **28 February 2025**, in the sum of **£11,275,352** for the purpose of meeting the costs described in paragraphs 181-189 of the Decision.
5. The Specified Respondents shall make payment to the Applicant, by no later than 4pm on **28 February 2025**, in the sum of **£10,862.08** for the purpose of meeting the costs described in paragraph 190 of the Decision.
6. Payment as required by these Orders may be remitted by bank transfer to such account as is specified by the Applicant for the purpose and should make it clear which of the Specified Respondents it is being made by.

Permission to apply for variation of the following provisions

7. If any party wishes to apply for variation of the following provisions, they must apply to the tribunal by **14 February 2025**, copying this to the other parties named in these Orders, attaching their draft amendments and all submissions relied upon for seeking these. If such application is made:
 - a. the relevant parties shall seek to agree any reasonable proposed variation;
 - b. if any other party wishes to oppose any proposed variation, they must by **28 February 2025** send a response to the tribunal and all parties, attaching any counterproposals and all submissions relied upon; and
 - c. the tribunal would after that date decide on paper, without a further hearing, whether to vary the following provisions or give further directions.

Use of sums paid

8. Sums paid to the Applicant under the terms of these Orders shall only be used:
 - a. in meeting the costs of remedying relevant defects relating to the Building; and/or
 - b. in repaying any loan or grant from the building safety fund and/or any sum in respect of the waking watch relief fund and/or any sums collected from leaseholders in connection with such relevant defects; and/or
 - c. otherwise in connection with such defects.

Balancing provisions

9. If any sums paid by any of the Specified Respondents to the Applicant are still held by the Applicant 12 months from the date of practical completion of the current external remedial works to the Building, the Applicant shall return such sums to the relevant Specified Respondent(s) within a reasonable timeframe.
10. At any time after 31 December 2026, any party named in these Orders may give notice to the other parties that they wish to trigger this paragraph 10. If they do so:
 - a. the Applicant must within three months of such notification produce a witness statement detailing:
 - i. the total relevant costs incurred, by reference to these Orders and the relevant paragraphs of the Decision;
 - ii. any additional costs sought and the grounds on which such costs are sought;
 - iii. all sums recovered from any Respondent or any other person within the scope of section 121 of the Building Safety Act 2022;
 - iv. all sums repaid in respect of the building safety fund, any sums repaid in respect of the waking watch relief fund, any sums repaid in respect of sums previously collected from leaseholders and any sums repaid to any of the Specified Respondents;
 - v. any balance held under paragraph 9 above; and
 - vi. any proposals; and
 - b. any party named in these Orders may apply to the tribunal (for permission to apply to vary these Orders, or for directions as to the

distribution of any funds held under paragraph 9 above, or otherwise).

11. Nothing in these Orders shall affect the Applicant's application for a remediation contribution order against the Seventeenth Respondent, Midwest Holding AG.
12. These Orders are enforceable under section 27 of the Tribunals, Courts and Enforcement Act 2007 as if the sums were payable under an order of the Court.

Judge David Wyatt

24 January 2025