



RPEC5

Notice of application: Landlord and Tenant Act 1954 (Telecommunications Infrastructure)

This application is for use by landlords and tenants who wish to renew or terminate a business, professional or other tenancy which has security of tenure under the Landlord and Tenant Act 1954. This application form must only be used where the current tenancy is a subsisting agreement, and the primary purpose of that tenancy is to confer rights under the Electronic Communications Code.

Our case officers are available to discuss your case with you and will be able to help you with the tribunal process. However, we cannot give you legal advice.

Phone: **0121 600 7888**

Proceedings relating to Telecommunications Infrastructure are complex. If you have not already done so you are advised to take specialist independent advice.

Before you apply

You will need the following documents:

- Statement of case by claimant
- Copies of all notices and counter notices

No fee is payable for this application.

Section 1 – Type of application

1.1

Application by Tenant for a new tenancy under section 24

Application by Landlord for new tenancy under section 24

Application by Landlord for termination of tenancy under section 29(2)

Application for determination of interim rent under section 24A

Application by Landlord for compensation for the exercise of code rights under section 34B

Section 2 – Person making the application

2.1 Details of claimant

First name

Last name

Company name

2.2 Capacity of person making reference

Landlord

Tenant

2.3 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | |

2.4 Reference number for correspondence

2.5 Contact details

Phone number

Mobile number

Email address

2.6 Details of claimant’s representative

First name

Last name

Company name

2.7 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | | |

2.8 DX number for correspondence

2.9 Reference number for correspondence

2.10 Contact details

Phone number

Mobile number

Email address

Section 3 – Details of respondent(s)

Respondent 1

3.1 Details of respondent

First name

Last name

Company name

3.2 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | |

3.3

DX number for correspondence

3.4

Reference number for correspondence

3.5

Contact details

Phone number

Mobile number

Email address

3.6

Details of the respondent’s representative

First name

Last name

Company name

3.7

Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | | | |

3.8 DX number for correspondence

3.9 Reference number for correspondence

3.10 Contact details

Phone number

Mobile number

Email address

Respondent 2 (if applicable)

3.11 Details of respondent

First name

Last name

Company name

3.12 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | | |

3.13 DX number for correspondence

3.14 Reference number for correspondence

3.15 Contact details

Phone number

Mobile number

Email address

3.16 Details of the respondent’s representative

First name

Last name

Company name

3.17 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | | | |

3.18 DX number for correspondence

3.19 Reference number for correspondence

3.20 Contact details

Phone number

Mobile number

Email address

Additional respondents

3.21 Give their full name, address for service, and details of any representative

Section 4 – Property to which the application relates

4.1 Property description

4.2 Postal address or location

Section 5 – Details of your application

5.1 Details of every other person with an interest in the land, if known
(attach list if necessary)

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | | |

5.2 Nature of the other person’s interest in the land

5.3 Does the reference include an application for interim arrangements?

Yes. **Please give details in the box below.**

No

5.4 Does the application include more than one site?

Yes. **Give reasons why below.**

No

I have not issued a separate application for each site because:

5.5 Do you intend to call an expert witness?

Yes

No

Unsure

5.6 Do you wish to call more than one expert?

Yes

No

Unsure

Section 6 – Other applications

6.1 Do you know of any other cases involving related or similar issues that can be consolidated or heard together with this application?

Yes. **Give details of these cases in the box below.**

No

Section 7 – Hearing

7.1 Does the claimant seek a stay to allow parties further time to negotiate?

Yes. **Give further details in the box below.**

No

7.2 Does the claimant seek transfer to the Upper Tribunal?

Yes. **Give further details in the box below.**

No

7.3 Should this application be listed for determination of a Preliminary Issue?

Yes. **Give further details in the box below.**

No

7.4 Do you think a paper determination is right for your case?

Yes. **Give further details in the box below.**

No

Note 7.4: It is possible for your application to be dealt with only on written representations and documents without anyone needing to attend in person. This is called a ‘paper determination’.

7.5 Is your case urgent?

Yes. My case is urgent because:

No

7.6 Do you, or anyone attending with you, need any adjustments during your hearing?

Statement of truth

I believe that the facts stated in this form and any continuation pages are true.

Signature

Date

Day	Month	Year

Full name

Name of firm or company

If signing on behalf of firm or company give position or office held

Checklist

Documents that need to be included with the application.

Attach each enclosure as a separate document when emailing the application;

- Statement of case by claimant
- Copies of all notices and counter notices

Tick to confirm that you have:

served a copy of this notice of reference, statement of case and code notices upon the respondent(s).

Date service made

Day	Month	Year

Address where service made

No fee is payable for this application.

After you have completed this form

If the party has appointed a professional representative all forms and documents must be submitted by email to:

TelecommsFTT@justice.gov.uk

If you do not have a professional representative you can post your forms and documents to:

HM Courts and Tribunals Service
First-tier Tribunal (Property Chamber) Residential Property
Centre City Tower
5-7 Hill Street
Birmingham
B5 4UU
Phone: 0121 600 7888

Guidance on digital statements and bundles

The tribunal will only consider submissions and evidence served in accordance with directions. The tribunal will not accept multiple emails. You must comply with directions by sending a single email with submissions and evidence as a single attachment. Evidence and submissions sent piecemeal or in separate emails will not be considered by the tribunal.

All emails, applications and documents sent to the tribunal must also be sent at the same time to the other parties.

Order 1 – Application and request for case management or other interim order.

If you wish to make a case management application (e.g. extension of time, postponement of hearing, joining a party, strike out, barring or further directions) you must complete Order 1 – Application and Request for Case Management or Other Interim Order. Order 1 must be completed and signed. In addition, the party making the application must confirm that a copy has been sent to the opposing party. Email requests for case management orders will not be considered by the Tribunal unless accompanied by Order 1.

Failure to comply with directions.

If the claimant fails to comply with directions the tribunal may strike out all or part of their case pursuant to Rule 9 of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013.

If the respondent fails to comply with directions the tribunal may bar the respondent from taking any further part in all or part of these proceedings and may determine all issues against the respondent pursuant to Rules 9(7) and (8).