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**First-tier Tribunal
Property Chamber
(Residential Property)**

- Case reference** : CAM/00JA/LDC/2013/0011
- Properties** : The purpose built blocks of flats
Known as Dove House, Cumberland
House, Davy's House, Leeson House,
Kennett House, Tyesdale,
Buckminster Place, Appleyard,
Leighton, Westmoreland Gardens,
Bodesway, Wildlake, Kesteven Walk,
Gladstone Street, Toftland, Mendip
Grove and Blackmead, Peterborough,
Cams. PE1 owned and
managed by the Applicant
- Applicant** : Cross Keys Homes Ltd.
- Respondents** : The leaseholders of the 70 properties
listed in the application
- Date of Application** : 5th June 2013
- Type of Application** : Application to dispense with
consultation requirements in respect
of a qualifying long term agreement
(Section 20ZA Landlord and Tenant
Act 1985 as amended ("the 1985
Act"))
- Tribunal** : Bruce Edgington – lawyer chair
David Brown FRICS MCI Arb

DECISION

1. The tribunal determines that it is reasonable to dispense with the statutory consultation requirements of s.20 of the Landlord and Tenant Act 1985 ("the Act") in relation a new contract for the supply of electricity to the properties for a period of 2 years from 1st October 2013 with SSE Energy Supply Ltd.

Reasons

Background

2. The tribunal received an application from the Applicant under Section 20ZA of the Act for dispensation from all of the consultation requirements contained in Section 20 of the 1985 Act in relation to a qualifying long term agreement for the supply of electricity to the properties.