



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

Case reference	:	LON/00AA/LDC/2025/0734
Properties	:	The Barbican Estate and City of London Housing Revenue Account Estates
Applicant	:	The Mayor and Commonality and Citizens of the City of London
Respondents	:	2,953 leaseholders at the properties
Type of application	:	To dispense with the requirement to consult leaseholders about long-term agreements for the supply of temporary worker services
Judge	:	Judge Professor R Percival
Date of directions	:	29 May 2025

**DIRECTIONS ON AN APPLICATION UNDER SECTION 20ZA OF
THE LANDLORD AND TENANT ACT 1985**

Communicating with the Tribunal

- Unless directed otherwise, all communications to the tribunal, including the filing of documents and bundles, should be by **email ONLY**, attaching a letter in Word format. Emails must be sent to London.RAP@justice.gov.uk and all communications must be copied to the other party or parties at the same time. The attachment size limit is 36MB. Larger files should be uploaded to a secure file sharing website and a web link provided.
- If a party does not have email, access to the Internet and/or cannot prepare digital documents, they should contact the case officer about alternative arrangements.
- Documents prepared for the tribunal should be easy to read. If possible, they should be typed and use a font-size of not less than 12.

Background to the Application

- (A) The Applicant landlord seeks retrospective dispensation under section 20ZA of the Landlord and Tenant Act 1985 from all of the consultation requirements imposed on the landlord by section 20 of the 1985 Act and the regulations made thereunder in respect of two agreements.
- (B) The Applicant entered into agreements with Hays Specialist Recruitment Ltd (“Hays”) on 13 April 2017 and with Reed Specialist Recruitment Ltd (“Reed”) on 19 February 2025 for the supply of temporary staff from July 2017 and July 2025 respectively
- (C) The agreements are Qualifying Long Term Agreements (“QLTAs”) to which section 20 of the 1985 Act and the Service Charges (Consultation Requirements) (England) Regulations (‘the 2003 Regulations’) apply.
- (D) The Applicant has made applications for dispensation in respect of both agreements. The Applicant proposes, and the Tribunal agrees, that the applications should be managed and heard together.
- (E) The Applicant requires an oral hearing of the application

DIRECTIONS

1. The applications in respect of the Hays agreement and the Reed agreement will be heard together.
2. The Applicant landlord must establish an appropriate and well signposted place on its website for documents relating to the applications, such that the following directions may be complied with. If the Applicant wishes to use a dedicated email address for responses from leaseholders (see below), it may do so, and it should in any event add whatever email address it wishes to use on the form attached to these directions before uploading the form to the website.
3. By **7 July 2025**, the Applicant must:
 - Write to each of the leaseholders and to any residential sub-lessee and to any recognised residents’ association concerned by email, hand delivery or first-class post, setting out the following:
 - (a) Informing them of the application;
 - (b) Advising them that a copy of the applications (excluding any respondents’ telephone numbers or email addresses, or any separate list of respondents’ names and addresses), statements of

case, supporting documents and a copy of these directions will be available on the applicant's website, advising them of the URL address, and notifying them that any response to the application should be made by 31 August 2025;

- (c) Informing the leaseholders that if they wish to receive a printed copy of the application and these directions they should write to the applicants, who will then send printed copies (again, (excluding any respondents' telephone numbers or email addresses, or any separate list of respondents' names and addresses));
 - (d) Advise the leaseholders that as the application progresses additional documents will be added to the website, including the final decision of the Tribunal.
- Confirm to the tribunal by email that this has been done and stating the date(s) on which this was done.
4. Those leaseholders who oppose the application must by **31 August 2025**:
- Complete the attached reply form and send it by email to the tribunal; and
 - Send to the Applicant landlord, by email or by post, a statement in response to the application with a copy of the reply form. They should send with their statement copies of any documents upon which they wish to rely.
5. The Applicant may provide as brief as possible reply to any submissions by leaseholders opposing the application by **15 September 2025**.
6. The Applicant must by **13 October 2025**:
- Prepare a digital, indexed and paginated Adobe PDF bundle of all relevant documents for use in the hearing of the application, containing all of the documents on which the Applicant landlord relies, including the application form, these and any subsequent directions, copies of any replies from the leaseholders and any relevant correspondence with the tribunal;
 - Upload a copy of the bundle to their website;
 - Write to each of the leaseholders who have sent a reply form to oppose the application, by email and/or post, providing them with a link to the uploaded bundle or, if they request one, a paper copy of the bundle;
 - Also send an email to the tribunal at London.Rap@justice.gov.uk with a similar link to the uploaded bundle, that can be downloaded by the tribunal. The subject line of the email must read: "BUNDLE FOR HEARING: LON/00AA/LDC/2025/0734".

Hearing

7. The parties may if they wish (but are not obliged to) provide the tribunal and the other parties with a concise written summary of their case (referred to as a “skeleton argument”) **three days** before the date of the listed hearing.
8. The hearing will take place on **13 November 2025** as a face to face hearing, at **10 Alfred Place, London WC1E 7LR**, starting at 10.00 am.
9. The hearing is estimated to last for **one day**. The hearing should end in time for the tribunal to deliberate on its decision. If any party considers that this is an unrealistic estimate, they should write to the tribunal (and send a copy to the other party), explaining why, no later than two weeks prior to the hearing date.
10. A party who is intending to rely upon oral witness evidence at the hearing must provide the witness with either a printed copy of the hearing bundle, or a device upon which a digital bundle may be accessed, for use at the hearing.
11. The tribunal will be using the digital hearing bundles provided, unless it directs otherwise.
12. If any witness, including a party intending to give evidence themselves, intends to give oral evidence at the hearing from somewhere outside the United Kingdom, that party must request from the case officer the *Guidance Note for Parties: Evidence from Abroad* **as soon as possible**. The processes laid out in that Guidance Note are those that must be followed. The Tribunal cannot offer any other assistance with the process, which is the responsibility of the person wishing to give evidence from abroad to follow. Failure to follow the process outlined in the Guidance is likely to result in you or your witness being unable to give oral evidence from abroad.
13. The Tribunal will send a copy of its decision to the representative of every represented leaseholder and to any unrepresented leaseholders, who have completed and returned the reply form attached to these directions.
14. The Applicant must either send a copy of the tribunal’s decision and appeal rights to all leaseholders, or upload a copy of the Tribunal’s decision and appeal rights on their website **within 7 days of receipt** and must maintain it there for at least three months.

Applications

15. Applications for further directions, interim orders, variations of existing directions, or a postponement of the final hearing/determination must be made using form Order 1¹.

¹ Form Order 1 is available at <https://www.gov.uk/government/publications/ask-the-first-tier-tribunal-property-chamber-for-case-management-or-other-interim-orders>

Non-Compliance with Directions

16. If the **Applicant** fails to comply with these directions the tribunal may **strike out** all or part of their case pursuant to rule 9(3)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 (“the 2013 Rules”).
17. If a **Respondent** fails to comply with these directions the tribunal may bar them from taking any further part in all or part of these proceedings and may determine all issues. against it pursuant to rules 9(7) and (8) of the 2013 Rules.

Name: Judge Professor R Percival

Date: 29 May 2025

Attached: Reply Form for Leaseholders

Case Reference:	LON/00AA/LDC/2025/0734
Property:	The Barbican Estate and City of London Housing Revenue Account Estates

ONLY COMPLETE AND RETURN THIS FORM IF YOU OBJECT TO THE APPLICATION

If you do object please complete and return this form to:

The First-tier Tribunal Property Chamber (Residential Property) **by email** to: London.RAP@justice.gov.uk

And send a copy to the landlord's representative:

Mr Andrew Cusack, Principal Lawyer, The City Solicitor's Department, The City of London Corporation, P.O. Box 270 Guildhall, London EC2P 2EJ **by email** to: andrew.cusack@cityoflondon.gov.uk

	Yes	No
Have you sent a statement in response (as per direction 2) to the landlord?	<input type="checkbox"/>	<input type="checkbox"/>
Do you wish to request an oral hearing?	<input type="checkbox"/>	<input type="checkbox"/>
Name address of any spokesperson or representative appointed for the leaseholder:		

Please also complete the details below:

Date:	
Signature (can be digital):	
Print Name:	
Address of affected property:	
Your correspondence address (if different):	
Telephone:	
Email:	