

**22 February 2024**

Dear Homeowner,

**RE: Dispensation Application Determination**

We are writing to inform you that the First Tier Tribunal has granted the application for dispensation of the consultation requirements provided for by section 20 of the Landlord and Tenant Act 1985 (Section 20ZA of the same Act).

The grant of dispensation enables the George Jones Ltd contract to be used for all leasehold properties within the Rosebery housing stock. George Jones Ltd were procured through a tendering process by Town and Country Housing and demonstrated best overall value for money and quality. At the time of procurement, we were unable to consult with Rosebery residents as the merger with Town and Country Housing had not yet happened. We therefore applied for dispensation from the requirement to carry out this consultation.

Please note, although leaseholders will not have an express right to nominate contractors we will consult with you in relation to any qualifying works, in accordance with Schedule 3 of the Consultation Regulations. This will include details of any proposed works with an estimate of costs.

Thank you to all leaseholders who made a query regarding the dispensation application and apologies for any confusion caused with the initial correspondence documents. The court was specific in terms of the large amount of information that needed to be issued to leaseholders within a very short period, but we acknowledge a covering letter would have been useful.

We are planning to include all the Rosebery housing stock in our External Planned Maintenance programme within the next two financial years. This includes external and internal communal area decorations and external repairs. On occasion, this may include larger items that have reached the end of their useful lives, such as roofs or windows, but we will consult with you about this as part of the S20 obligations after surveys have been conducted. We will write to you in March to let you know if you are in the 2024/25 programme with a questionnaire of any repairs you consider necessary.

A full explanation of the decision is provided by the Court in the enclosed letter and decision document. Although the covering letter attached states permission to appeal to the Upper Tribunal (Lands Chamber) must normally be made to the Tribunal within 28 days of the date of their letter, this date has been extended as follows:

*"It is confirmed that any application to appeal made by a Respondent received within 28 days of the Applicant serving the decision on them will be accepted by the Tribunal as a late application. A note to that effect should be sent with the Tribunal's decision.*

*D Banfield FRICS  
Regional Surveyor  
14/02/2024"*

In summary, we will write to you again if your home is included in the 2024/25 External Planned Maintenance programme and consult with you about any proposed works with relevant estimate costs.

If you have any queries relating to the obligation in your lease or the decision by the court, please feel free to contact us using the details below.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Hogan'.

**Homeownership Team**  
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