



To: All Variable Service Charge Payers
of Jigsaw Homes Group

Your ref:
Our ref: MAN/00BT/LDC/2019/0022

Date: 9 December 2019

Dear Sir or Madam

RE: Landlord & Tenant Act 1985 - Section 20ZA

PREMISES: Various Properties Across the Jigsaw Homes Group Portfolio

I am writing to you because you pay service charges to Jigsaw Homes Group Limited ("Jigsaw") for utilities.

Jigsaw has made an application to the First-tier Tribunal Property Chamber (Residential Property) (the "Tribunal") asking for permission to enter into a Qualifying Long Term Agreement for the procurement of a Group wide utility contract with a single provider. Jigsaw have asked to enter into the agreement without following the full consultation process set out by the law, as it will speed up the process of negotiation and appointment of insurers as part of the tender process. A copy of the application is enclosed.

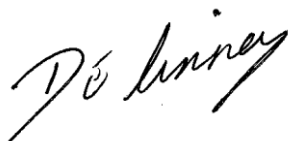
All Variable Service Charge Payers (residential leaseholders and tenants) of the properties concerned have been named as respondents to these proceedings and will be bound by the Tribunal's final decision. However, given the large number of respondents in this case, it is recognised that not all of them will wish to play an active part in the proceedings. Consequently, whilst the Tribunal will provide every Respondent with a copy of its final decision in due course, prior communications from the Tribunal or the Applicant will only be copied to those respondents who indicate a wish to receive them. A pro forma reply slip is attached to this letter for this purpose and should be returned to the Tribunal at the above address as soon as possible.

If you require further information regarding the scheme and how this will affect you, **you should contact Jigsaw Homes Group direct**. You should visit the following website for this purpose <https://www.jigsawhomes.org.uk> or contact 0300 111 1133, option 3 or email ServiceChargeLeasehold@jigsawhomes.org.uk

The Tribunal is an independent tribunal. The only issue for the Tribunal to consider is whether or not it is reasonable to dispense with the consultation requirements.

The application does not concern the issue of whether any service charge costs resulting from the proposed agreement are reasonable or indeed payable by lessees of the properties. Our guidance on procedure booklet can be viewed on our website: <https://www.gov.uk/housing-tribunals>.

Yours faithfully

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

**Miss Deborah Linney
Case Officer**