



To: All Variable Service Charge Payers

Your ref:

Our ref: MAN/00BP/LDC/2017/0002

Date: 28 February 2020

Dear Sir or Madam

RE: Landlord & Tenant Act 1985 - Section 20ZA

PREMISES: Various Properties Across First Choice Homes Oldham Limited Portfolio

I am writing to you because you pay service charges to First Choice Homes Oldham Limited for energy.

First Choice Homes Oldham Limited has made an application to the First-tier Tribunal Property Chamber (Residential Property) (the "Tribunal") asking for the dispensation of all or any of the consultation requirements provided for by Section 20 of the Landlord and Tenant Act 1985 for the procurement of a gas contract.

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 works are reasonable or indeed payable by lessees of the Property. If you would like more detailed information about how the Tribunal will deal with this matter please cut and paste the following link into the Web Browser:
www.gov.uk

If you require further information regarding the scheme and how this will affect you please visit www.fcho.co.uk/gasconsultation2020 or contact **Joanne Berry on 0161 393 5245** or email **FCHOHeatingandVentilationTeam@fcho.co.uk**.

Yours faithfully

**Mr Garry Budsworth
Team Leader**