



www.nhg.org.uk

Correspondence address

Property Reference: **PROPREF**

UtilitiesDispensation@nhg.org.uk

27 February 2025

Dear Resident,

Notice of Intention for a qualifying long term agreement for communal electricity & gas

Notting Hill Genesis, as the landlord of your property, intends to enter a qualifying long-term agreement (QLTA) for all buildings and developments under our management, to procure energy (electricity and gas) for your building's common parts and, if applicable, the communal boiler.

As a landlord we are seeking dispensation from a full consultation under Section 20ZA of the 1985 Act.

This is because purchasing energy from the wholesale market is the best way to obtain the most competitive pricing and is therefore of benefit to residents. With the freedom to access this market at the most opportune time we can access the best prices that would otherwise not be possible if the full consultation process for a QLTA were to be delivered.

Because we are unable to consult for the proposed energy supply agreements, and because not doing so will in fact be of benefit to residents, we have applied to the first tier tribunal (FTT) for permission to dispense with the consultation regulations for those agreements.

You can view details of our application at www.nhg.org.uk/dispensation-application/

We undertook a similar exercise in 2021/22, and the Tribunal granted us dispensation under Section 20ZA in similar circumstances. A copy of the determination is available online, if you search for: **LON/00AU/LDC/2021/0209**.

Details of the proposed agreement

We will continue to work with a company named Inenco, to assist NHG in procuring utility contracts by using established trading practices to scan a wide variety of suppliers in the market and achieve the best value for NHG and our residents.

Notting Hill Genesis

Bruce Kenrick House
2 Killick St, London, N1 9FL
Phone 020 3815 0000
Email info@nhg.org.uk



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We consider it necessary to enter into the agreement to leverage our size as an organisation which manages thousands of buildings across London and the South East of England, to get the best value for money possible for our residents.

The anticipated costs and the service charge

At this stage Notting Hill Genesis does not know how much this agreement will cost. The manner in which you currently pay for communal electricity or gas, which is usually via the service charge, will not change.

Influencing the proposals and submitting observations

Notting Hill Genesis encourages all residents to actively engage in the consultation process. By giving feedback on the proposed agreement, identifying any additional services that you feel may be required, or nominating a contractor your observations can help shape the nature of the agreement and the contractor chosen.

As a leaseholder/tenant, you have the right to submit observations within 34 days of this notice. Please submit observations by email to **utilitiesdispensation@nhg.org.uk**.

However, you might still choose to submit observations by post to

Local Officer
Notting Hill Genesis
2 Killick Street
London N19FL

The consultation period will expire on 30 March 2025 so please ensure that your observations are received before this date as it might not be possible to respond to observations once the consultation period has ended.

Residents' forum on Monday 17 March

We are hosting a virtual meeting for residents on **Monday 17 March at 6pm to** discuss this proposal. This meeting will be hosted by our consultation manager and a manager from the energy team.

Please submit questions in advance to **utilitiesdispensation@nhg.org.uk** with ***Question for residents' meeting*** in the subject line. There will also be an opportunity to submit questions at the meeting.

You may join the meeting by requesting an invitation link from utilitiesdispensation@nhg.org.uk, or by scanning the QR code below on Monday 17 March at 6pm:



Nominating a contractor

As a leaseholder, or tenant who pays a variable service charge, you have the right to nominate a contractor for this agreement. We invite you to submit any nominations to utilitiesdispensation@nhg.org.uk by 30 March 2025.

What happens next?

I will consider all observations received and if deemed suitable will then proceed to appoint the proposed contractor and instruct.

Kind regards,

Local Officer
Job title

THIS LETTER IS IMPORTANT. PLEASE KEEP IT IN A SAFE PLACE FOR FUTURE REFERENCE

Frequently Asked Questions

Please review this guide before contacting your Officer.

What is the consultation process for a QLTA?

The consultation process is set out in Section 20 of the Landlord and Tenant Act 1985 (as amended by the Commonhold and Leasehold Reform Act 2002).

The consultation process has three stages, however usually only the first two notices are served:

- Notice of Intention
- Notice of Proposals
- Notice of Reasons

The first-tier tribunal has the jurisdiction to award dispensation under Section 20ZA of the 1985 Act.

When should I make my views known?

At each stage of the consultation process we give you a consultation period to submit observations. Still, it is vital that you make your views known as early as possible to allow us to factor these into the agreement.

In what forms should I make observations at this stage?

We give due regard to all observations that we receive but in order to assist us in answering the questions we receive we ask that you make these as clear as possible and relate them to specific elements of the agreement.

Where can I obtain independent advice on the section 20 process?

The independent Leasehold Advisory Service (LEASE) provides impartial advice to leaseholders on a number of subjects. They also have published specific guidance on the section 20 process and have a number of experienced advisors available to assist you.

You may visit the Leasehold Advisory Service website www.lease-advice.org.