

5th July 2021

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Dear

We are writing to inform you about our proposed change of electric supplier for communal areas such as stairways and outside lighting, which is paid for as part of your service charge.

The energy pricing market is constantly increasing and subject to hikes. BCHG want to change the way we buy the energy to obtain the best deal in a volatile market and provide you as customers the lowest prices possible.

The law, specifically the Landlord & Tenant Act 1985, Section 20, sets down requirements we must follow and when customers are consulted with. This is based on the service value and the process can take several months.

Because of the changing market and to achieve the best price, we need to select and fix a contract speedily with a supplier. We propose to do this through an agency that will test the market to get the best deal. As prices change, we are clearly indicating that it is not possible to undertake a full consultation, otherwise we will lose out on deals, which would not be in your best interests.

The law mentioned earlier allows us to make an application to the First Tier Tribunal (Property Chamber) to ask for permission to continue to go ahead and sign up to a new contract without the formal consultation, purely because we want to work quickly to get you the best energy price possible.

This letter is so are clear on what we are doing and why. The tribunal does expect us to serve you with notice of this intention.

Please feel free to contact me should you have any questions about this or wish to make any comment. Copies of the application for dispensation and all correspondence from the tribunal including the decision will be available on the customer area of the BCHG website.

Yours sincerely



Annetta Birch.

Home Ownership & Service Charge Manager.



An exempt charity and registered society under the Co-operative and Community Benefit Societies Act 2014

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