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Judge & Priestley  
Justin House  
6 West Street  
Bromley  
Kent  
BR1 1JN

Your ref: BARN067/0106  
Our ref: LON/00AC/LSC/2023/0332

Date: 29 February 2024

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Dear Sirs,

**RE: Landlord & Tenant Act 1985 - Section 27A(1)**

**PREMISES: Various properties Barnet Homes LB of Barnet**

Judge N Carr has reviewed this case in light of the large amount of correspondence sent to the case officer.

The case management/preliminary hearing was arranged at a hearing on 11 December at which a number of leaseholders were in attendance, whether in person or remotely. The further directions promulgated on 20 December make it clear that (1) the hearing on 12 March 2024 has a 3 hour time estimate starting at 10am; (2) is to be face to face; and (3) permission is required by any party seeking to give evidence from abroad.

It appears that a leaseholder has written in to assert that the hearing on 12 March 2024 should be held remotely at 3pm, to allow their attendance from America.

There has been no application for permission to give evidence from America. The leaseholders were notified of the process by the directions of 20 December 2024. Failing compliance with that process, there is no permission for anyone to attend from abroad as things currently stand.

Even were there such permission, the hearing is due to last 3 hours, and commencing at 3pm will take the Tribunal's sitting hours two hours beyond it's working day, and may have an adverse affect on other leaseholders with (for example) childcare responsibilities.

Even were there such permission, other leaseholders have notified that they are unable to attend by video, such that it is inappropriate for the hearing to go ahead on a video basis only.

Judge N Carr therefore directs as follows:

1. the hearing will be convened by hybrid mode, to enable participation of any leaseholder who makes an application in accordance with the attached

Guidance Note to give evidence from abroad, and received permission, to participate.

2. Any such person who wishes to be given permission to give evidence from abroad must demonstrate that they are a citizen or lawful resident of the country concerned, in their stage 1 application.
3. Only such people as who are unable to attend face to face will be permitted to attend by video. All other parties are expected to attend face to face.
4. The hearing will be convened at 11am, to enable the Tribunal to hear it in its normal sitting hours.

Yours faithfully,

**Mr Muhammad Kabir Ahmad**  
**Case Officer**