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| First-tier Tribunal Property Chamber(Residential Property) | **Ref no.** (for office use only) |
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| **Application for a Reasonable Costs Order**Houses and PremisesSection 21(1)(ba) and 21(2) of the Leasehold Reform Act 1967 |
| **It is important that you read the notes below carefully before you complete this form.**This is the correct form to use if you want to apply under section 21(1) (ba) of the Leasehold Reform Act 1967 (“the Act”) to ask the Tribunal for a determination of the reasonable costs payable under sections 9(4) or 14 (2) of the Act.This is also the correct form to use if, either by agreement between the parties or in conjunction your application under section 21(1)(ba) of the Act, you want to ask The Tribunal, under section 21(2) of the Act:(a) to determine the provisions which ought to be contained in the conveyance; and / or (b) to apportion the rent payable under the tenancy between the house and premises (or part of them) and other property; and / or(c) to determine the amount of a sub-tenant’s share under Schedule 2 to the Act.Applications should be sent as a Microsoft Word document by **email** to the relevant regional tribunal address shown in the Annex to this form. You must also send the **documents listed in section 9 of this form**. If you cannot access email or find someone to assist you in lodging your application by email, then a paper application will be acceptable although there may be a delay in dealing with this. Sending an application on paper will not be suitable in urgent cases.Please make sure a copy of the application is served on the other party/parties to the application. If you are unable to serve a copy on the other party/parties, please bring this to the tribunal’s attention in the covering email or if sending by post in a covering letter.**Please do not send any other documents**. When further evidence is needed, you will be asked to send it in separately. **If you have any questions about how to fill in this form or the procedures the Tribunal will use, please contact the appropriate regional office.** |

**If you are completing this form by hand please use BLOCK CAPITAL LETTERS.**

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| 1. **TYPE OF APPLICATION (S)**
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|  | What type of application are you applying for?*(Tick the appropriate box(es))* |  |
|  | [ ]  | under section 21(1) (ba) of the Act for a determination of the reasonable costs payable under section 9(4) of the Act |  |
|  | [ ]  | section 21(1) (ba) of the Act for a determination of the reasonable costs payable under section 14(2) of the Act. |  |
|  | [ ]  | section 21(2) of the Act: |  |
|  |  | [ ]  | 1. for a determination of the provisions which ought to be contained in the conveyance.
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|  |  | [ ]  | 1. to apportion the rent payable under the tenancy between the house and premises (or part of them) and other property.
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|  |  | [ ]  | 1. determine the amount of a sub-tenant’s share under Schedule 2 to the Act in any compensation payable to a tenant under section 17 or section 18 of the Act.
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| 1. **THE PARTICULARS**
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|  | Address of house and premises: |  |
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| 1. **DETAILS OF APPLICANT**
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|  | Capacity |       |  |
|  | Address (*including postcode*): |  |
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|  | Address for correspondence (*if different from above*): |  |
|  |       |  |
|  | Telephone: |  |
|  | *Day:* |       | *Evening:* |       | *Mobile:* |       |  |
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|  | Email address (if known): |       | *Fax:* |       |  |
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|  | Representative name and address, and other contact details: Where details of a representative have been given, all correspondence and communications will be with them until the Tribunal is notified that they are no longer acting for you. |  |
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|  | Email address: |       | *Fax:* |       |  |
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| 1. **DETAILS OF RESPONDENT**
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|  | Capacity |       |  |
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|  | Address for correspondence (*if different from above*): |  |
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|  | Representative name and address, and other contact details: Where details of a representative have been given, all correspondence and communications will be with them until the Tribunal is notified that they are no longer acting for you. |  |
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| 1. **DETAILS OF FREEHOLDER IF FREEHOLDER IS NOT THE RESPONDENT**
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|  | Address (*including postcode*): |  |
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|  | Address for correspondence (*if different from above*): |  |
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|  | Representative name and address, and other contact details: Where details of a representative have been given, all correspondence and communications will be with them until the Tribunal is notified that they are no longer acting for you. |  |
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| 1. **DETAILS OF INTERMEDIATE LANDLORD (IF ANY) OTHER THAN THE RESPONDENT**
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|  | Address for correspondence (*if different from above*): |  |
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|  | Representative name and address, and other contact details: Where details of a representative have been given, all correspondence and communications will be with them until the Tribunal is notified that they are no longer acting for you. |  |
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| 1. **DETAILS OF ANYONE HAVING A MORTGAGE OR CHARGE OVER THE PROPERTY**
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|  | Name: |       |  |
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|  | Address (*including postcode*): |  |
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|  | Address for correspondence (*if different from above*): |  |
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|  | Representative name and address, and other contact details: |  |
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| 1. **DETAILS OF SUB - TENANT (Section 21(2) Leasehold Reform Act 1967 ONLY)**
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|  | Address (*including postcode*): |  |
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|  | Representative name and address, and other contact details:  |  |
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| 1. **ADDITIONAL INFORMATION AND CHECKLIST**
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|  | **Please check that you have completed this form fully. The Tribunal will not process your application until this has been done. Please ensure the following documents are attached with this application form and indicate this by ticking the appropriate box.** |
|  | (a) copies of the Notice of Claim and the Notice in Reply. | [ ]  |
|  | (b) a copy of the lease for the premises. | [ ]  |
|  | Please now answer the following questions:  |  |
|  | (1) Has the landlord informed you of the new price? | [ ]  Yes [ ]  No |
|  | If Yes, enclose a copy of the letter or notice from the landlord and state the price the landlord considers appropriate. | Price (£) |
|  |  |  |
|  | (2) Have the terms of the conveyance (other than the price) been agreed? | [ ]  Yes [ ]  No |  |
|  | (3) If this is an application under section 21(2) of the Act to determine what provisions (other than the premium) ought to be contained in the conveyance, please give details. |  |
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|  | *Please continue on a separate sheet if necessary* |  |
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| **ADDITIONAL INFORMATION AND CHECKLIST (continued)** |
|   | (4) If this is also an application to apportion the rent payable under the tenancy between the house and premises (or part of them) and another property, please give details. |  |
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|  | (5) If this is also an application to determine the amount of a sub-tenant’s share of compensation under Schedule 2 to the Act, please give details. |  |
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|  | (6) Has any application been made to the Court to determine any question relating to this application? | [ ]  Yes [ ]  No |  |
|  |  If Yes, has the Court made an Order? | [ ]  Yes [ ]  No |  |
|  |  If Yes, please enclose a copy of the Order with this application. |  |
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| 1. **CAN WE DEAL WITH YOUR APPLICATION WITHOUT A HEARING?**
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|   | If the Tribunal thinks it is appropriate, and all the parties and others notified of their right to attend a hearing consent, it is possible for your application to be dealt with entirely on the basis of written representations and documents and without the need for parties to attend and make oral representations. (‘A paper determination’).  |  |
|  |  |  |
|  | Please let us know if you would be content with a paper determination if the Tribunal thinks it appropriate | [ ]  Yes [ ]  No |  |
|  | **Note:** Even if you have asked for a paper determination the Tribunal may decide that a hearing is necessary. Please complete the remainder of this form on the assumption that a hearing will be held |
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| 1. **AVAILABILITY**
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| If there are any dates or days we must avoid during the next four months (either for your convenience or the convenience of any expert you may wish to call) please list them here. |
| Please list the dates on which you will NOT be available:  |  |
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| 1. **VENUE REQUIREMENTS**
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| Please provide details of any special requirements you or anyone who will be coming with you may have (e.g. the use of a wheelchair and/or the presence of a translator): |
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| Applications handled by the London regional office are usually heard in Alfred Place, which is fully wheelchair accessible. Elsewhere, hearings are held in local venues which are not all so accessible and the case officers will find it useful to know if you or anyone you want to come to the hearing with you has any special requirements of this kind. |

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| 1. **STATEMENT OF TRUTH**
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| **The statement of truth must be signed and dated.****I believe that the facts stated in this application are true.** |
| **Signed:** |       | Dated: |       |  |
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| **ANNEX: Addresses of Tribunal Regional Offices** |
|  | **NORTHERN REGION**HM Courts & Tribunals ServiceFirst-tier Tribunal (Property Chamber) Residential Property, 1st Floor, Piccadilly Exchange, Piccadilly Plaza, Manchester M1 4AH | **Telephone:** 01612 379491**Fax:** 01264 785 128 **Email address**: RPNorthern@justice.gov.uk |
|  | **This office covers the following Metropolitan districts:** Barnsley, Bolton, Bradford, Bury, Calderdale, Doncaster, Gateshead, Kirklees, Knowsley, Leeds, Liverpool, Manchester, Newcastle-upon-Tyne, Oldham, Rochdale, Rotherham, St. Helens, Salford, Sefton, Sheffield, Stockport, Sunderland, Tameside, Trafford, Tyneside (North & South), Wakefield, Wigan and Wirral.**It also covers the following unitary authorities:** Hartlepool, Middlesbrough, Redcar and Cleveland, Darlington, Halton, Blackburn with Darwen, Blackpool, Kingston-upon-Hull, East Riding of Yorkshire, Northeast Lincolnshire, North Lincolnshire, Stockton-on-Tees, Warrington and York.**It also covers the following Counties:** Cumbria, Durham, East Cheshire, Lancashire, Lincolnshire, Northumberland, North Yorkshire and WestCheshire. |
|  | **MIDLAND REGION**HM Courts & Tribunals ServiceFirst-tier Tribunal (Property Chamber) Residential Property, Centre City Tower, 5-7 Hill Street, Birmingham, B5 4UU  | **Telephone:** 0121 600 7888**Fax:** 01264 785 122**Email address**: RPMidland@justice.gov.uk |
|  | **This office covers the following Metropolitan districts:** Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton.**It also covers the following unitary authorities:** Derby, Leicester, Rutland, Nottingham, Herefordshire, Telford and Wrekin and Stoke-on-Trent.**It also covers the following Counties:** Derbyshire, Leicestershire, Nottinghamshire, Shropshire, Staffordshire, Warwickshire and Worcestershire. |
|  | **EASTERN REGION**HM Courts & Tribunals ServiceFirst-tier Tribunal (Property Chamber) Residential Property, Cambridge County Court, 197 East RoadCambridge, CB1 1BADX 97650 Cambridge 3 | **Telephone:** 01223 841 524**Fax:** 01264 785 129**Email address**: RPEastern@justice.gov.uk |
|  | **This office covers the following unitary authorities:** Bracknell Forest, West Berkshire, Reading, Slough, Windsor and Maidenhead, Wokingham, Luton, Peterborough, Milton Keynes, Southend-on-Sea and Thurrock.**It also covers the following Counties:** Bedfordshire, Berkshire, Buckinghamshire, Cambridgeshire, Essex, Hertfordshire, Norfolk, Northamptonshire, Oxfordshire and Suffolk. |
|  | **SOUTHERN REGION**HM Courts & Tribunals ServiceFirst-tier Tribunal (Property Chamber) Residential Property, Havant Justice Centre, The Court House, Elmleigh Road, Havant, Hants, PO9 2AL | **Telephone:** 01243 779 394**Fax:** 0870 7395 900**Email address**: RPSouthern@justice.gov.uk |
|  | **This office covers the following unitary authorities:** Bath and Northeast Somerset, Bristol, North Somerset, South Gloucestershire, Bournemouth, Plymouth, Torbay, Poole, Swindon, Medway, Brighton and Hove, Portsmouth, Southampton and the Isle of Wight.**It also covers the following Counties:** Cornwall and the Isles of Scilly, Devon, Dorset, East Sussex, Gloucestershire, Hampshire, Kent, Somerset, Surrey, West Sussex and Wiltshire. |
|  | **LONDON REGION**HM Courts & Tribunals ServiceFirst-tier Tribunal (Property Chamber) Residential Property, 10 Alfred Place, London WC1E 7LR DX 134205 Tottenham Court Road 2 | **Telephone:** 020 7446 7700**Fax:** 01264 785 060**Email address**: London.RAP@justice.gov.uk |
|  | **This office covers all the London boroughs.** |

The Ministry of Justice and HM Courts and Tribunals Service processes personal information about you in the context of tribunal proceedings.

For details of the standards we follow when processing your data, please visit the following address <https://www.gov.uk/government/organisations/hm-courts-and-tribunals-service/about/personal-information-charter>

To receive a paper copy of this privacy notice, please call 0300 123 1024/ Textphone 18001 0300 123 1024.