



Y Tribiwnlys Eiddo Preswyl
Residential Property Tribunal

Application Form (RTM 1)
Chapter 1 of Part 2 of The Commonhold and Leasehold Reform Act 2002
Application relating to Right to Manage Companies

It is important that you read the notes below carefully before you complete this form.

Please write clearly in BLACK ink and tick boxes where appropriate.

This application form is also available in Welsh. Please contact the tribunal for a Welsh version of this form.

The Right to Manage (RTM) is a right for tenants of flats to take over the management of a property from the landlord without the need to show fault on the part of the landlord or any manager.

This is the correct form to use if you want to make any of the applications listed in Annex 1. Please place a tick against the application you are making.

Documents

You must send the following documents (“required documents”) with this application:

- a copy of the RTM Company Certificate of Incorporation
- a copy of the Articles of Association of the RTM Company
- the additional document(s) listed in Annex 1

Failure to send any required document(s) might make the application invalid.

Please do not send any other documents at this time. If and when further documents, information or evidence are needed, you will be asked to send them separately.

Please send the completed application form and specified documents to:

**Residential Property Tribunal
Oak House
Cleppa Park
Celtic Springs
Newport
NP10 8BD**

Note to Applicants

Applicants are advised that any information that they provide to the Tribunal may be recorded in a decision document. All decisions made by the Tribunal are open to the public.

Language Preference

The Residential Property Tribunal welcomes receiving correspondence in Welsh or English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding. The Tribunal also welcomes phone calls in Welsh or English.

You may submit forms, documents and make written representations to the tribunal in Welsh or English.

The tribunal will accept applications by email to rpt@gov.wales or in hard copy sent via post.

Please inform the tribunal of your language preference by completing box 3 below.

1. DETAILS OF THE RIGHT TO MANAGE COMPANY

Name of RTM Company: _____

Company Number: _____

Address (*including postcode*): _____

Telephone: Day: _____ Evening: _____ Mobile _____

Email Address: _____

Address for correspondence if different: _____

Representative Details: _____

1A. Disclosure of information

The Tribunal may copy the application form to other appropriate persons (e.g. other service charge paying leaseholders in the building or development). If you are a leaseholder and do not want your telephone number or email address to be disclosed to other such persons, please omit those details from Box 1 and attach them on a separate sheet.

Please also confirm that you do not want your (a) telephone number (b) email address details disclosed to other persons and confirm that you have supplied these on a separate sheet headed in bold and capital letters; **CONTACT DETAILS NOT TO BE SHARED WITH OTHERS**. If you are sending in the application form and attachments by PDF, then the contact details not to be shared sheet **MUST** be sent in a separate attachment.

Note:

Where details of a representative have been given, all correspondence and communication will be through them until the Tribunal is notified that they are no longer acting.

2. DETAILS OF APPLICANT(S) IF NOT RTM COMPANY (If there are multiple applicants please continue on a separate sheet)

Name: _____

Address (*including postcode*): _____

Address for correspondence (*if different*): _____

Telephone: Day: _____ Evening: _____ Mobile: _____

Email address: _____

Capacity (e.g. Owner): _____

Representative details: _____

Where details of representatives have been given, all correspondence and communication will be through them until the tribunal is notified that they are no longer acting for you.

3. LANGUAGE PREFERENCE

Please indicate your language preference:

Written correspondence? Welsh / English (please delete as appropriate)

Verbal communication? Welsh / English (please delete as appropriate)

Do you wish to speak Welsh in any legal proceedings that may result from this application i.e. tribunal hearing or pre-trial review?

Yes / No (please delete as appropriate)

4. SUBJECT PROPERTY ADDRESS (including postcode)

5. NAME AND ADDRESS OF FREEHOLDER (if not given above)

Name: _____

Address (*including postcode*): _____

Address for correspondence (*if different*): _____

Telephone: *Day*: _____ *Evening*: _____ *Mobile*: _____

Email address: _____

Representative details: _____

6. ADDRESS OF ANY INTERMEDIATE LANDLORD (if not given above)

Name: _____

Address (*including postcode*): _____

Address for correspondence (*if different*): _____

Telephone: *Day*: _____ *Evening*: _____ *Mobile*: _____

Email address: _____

Representative details: _____

7. NAME AND ADDRESS OF ANY MANAGER

Name: _____

Address (*including postcode*): _____

Address for correspondence (*if different*): _____

Telephone: *Day:* _____ *Evening:* _____ *Mobile:* _____

Email address: _____

Representative details: _____

8. REASONS FOR YOUR APPLICATION (CONTINUE ON A SEPARATE SHEET IF NECESSARY)

12. VENUE REQUIREMENTS

Please provide details of any special requirements you or anyone who will be coming with you may have (e.g. wheelchair access, presence of an interpreter). It will assist the Tribunal in making the arrangements if it has been made aware of your needs.

13. STATEMENT OF TRUTH

I believe that the facts stated in this application are true.

Signed: _____

Name (IN CAPITALS): _____

Capacity (if appropriate) (e.g. Director, Company Secretary): _____

Date: _____

Checklist

Please check that:

- you have completed this form IN FULL.
- you have enclosed all the required documents

The Tribunal will not process your application if you have not done so.

Please contact the Residential Property Tribunal if you have any questions about how to fill in this form or the procedures the Tribunal will use:

Telephone: 0300 025 2777

Email: rpt@gov.wales

ANNEX 1: List of applications.

This list relates solely to matters concerning Applications under Chapter 1 of Part 2 of the Commonhold and Leasehold Reform Act 2002 in relation to the right to manage.

Abbreviations

RTM = Right To Manage

| No. | Provisions of Commonhold & Leasehold Reform Act | Type of Application <i>Additional documents required</i> | Tick here |
|-----|---|---|-----------|
| 1 | Section 84 (3) | Application for a determination that on the relevant date the RTM Company was entitled to acquire the Right to Manage <i>A copy of the claim notice and a copy of any counter notice received.</i> | |
| 2 | Section 85 (2) | Missing/Absent Landlord Application for an order that the RTM Company is to acquire the Right to Manage <i>(a) a statement that the requirements of sections 78 and 79 of the Act are fulfilled;</i> <i>(b) a copy of the notice given under section 85(3) of the 2002 Act together with a statement that such notice has been served on all qualifying tenants;</i> <i>(c) a statement describing the circumstances in which the landlord cannot be identified or traced.</i> | |
| 3 | Section 88 (4) | Costs Application in respect of any question in relation to the amount of any costs payable by a RTM Company | |
| 4 | Section 94 (3) | Payment of accrued uncommitted service charges Application for a determination of the amount of any payment of service charges to be paid under this Section <i>An estimate of the amount of the accrued uncommitted service charges.</i> | |
| 5. | Section 99 (1)(b) | Approvals under long leases Application for a determination as to a grant of an approval under a lease. <i>A description of the approval sought and a copy of the relevant lease.</i> | |

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|---|------------------------------|--|--|
| 6 | Paragraph 5(3) of Schedule 6 | Application for a determination that Chapter 1 of Part 2 of the Act applies where it would otherwise be excluded by paragraph 5(1)(b) of schedule 6. <i>The date and circumstances in which the right to exercise the right to manage has ceased within the past four years.</i> | |
|---|------------------------------|--|--|