

Applications relating to Empty Dwelling Management Orders (EDMOs)

Housing Act 2004

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 the Tribunal to determine one of the applications listed in Annex 1 to this form.

A fee is payable for this application (see section 14 for Help with Fees). The fees are set out in this form.

Applications should be sent as a Microsoft Word document by **email** to the relevant regional tribunal address shown in Annex 4 to this form. You must also send by email **the appropriate documents listed in Annex 2 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.

You can now pay the **the fee (if applicable) by an on-line banking payment or by cheque/postal order enclosed with the application form**.

If you want to be sent online banking payment details by email, please tick this box

☐

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, the fee payable, 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.

1. DETAILS OF APPLICANT (If there are multiple applicants, please continue on a separate sheet providing contact details, including email addresses)

Name:

Capacity

Address (including postcode):

Address for correspondence (if different from above):

Telephone:

Day:

Evening:

Mobile:

Email
address:

Fax:

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.

Name:

Reference no. (if any)

Address (including postcode):

Telephone:

Day:

Mobile:

Email
address:

Fax:

2. ADDRESS (including postcode) of SUBJECT PROPERTY

3. BRIEF DESCRIPTION OF SUBJECT PROPERTY (e.g. semi-detached house) AND APPLICANT'S CONNECTION WITH PROPERTY

4. DETAILS OF RESPONDENT (S) (if appealing against a decision or order, the respondent will normally be the issuing Local Housing Authority)

Name:

Capacity

Address (including postcode):

Reference no. for correspondence (if any)

Address for correspondence (if different from above):

Telephone:

Day:

Evening:

Mobile:

Email
address:

Fax:

5. DETAILS OF LANDLORD (if not already given)

Name:

Address (including postcode):

Address for correspondence (if different from above):

Telephone:

Day:

Evening:

Mobile:

Email
address:

6. DETAILS OF ANY INTERESTED PERSONS (Please continue on a separate sheet if necessary)

Name:

Address (including postcode):

Name:

Address (including postcode):

Name:

Address (including postcode):

Note: Interested persons are others who may be entitled, and wish to apply to join in the proceedings as applicants or respondents. If you know their names, addresses these should be included here.

7. TYPE OF APPLICATION

Please specify the type of application you wish to make. It would assist the Tribunal if you could use the list in Annex 1 to this form (page 7) and indicate the number and description of the relevant application.

1083077 Reference- 2 times section 202 Appeal

Depending on the type of application, the Tribunal will need certain information to assist it in its consideration of the facts. Please read questions (a) and (b) below and complete where relevant.

- (a) If you are appealing against the service of a notice or an order, when did you receive that notice or order?

- (b) If you are appealing against a local housing authority decision,

when was that decision made, and

when did you find out about it?

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Please set out the ground for your application on the enclosed sheet titled **Grounds of application**

8. OTHER APPLICATIONS

Are you involved in any other Housing Act 2004 or Housing Act 1985 applications (s) or are you aware of any other applications (s) involving the same person(s) or property as in this application?

☐ Yes

☒ No

If Yes, please give details:

9. CAN WE DEAL WITH YOUR APPLICATION WITHOUT A HEARING?

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. Where there is to be a hearing, a fee of £227 will become payable by you when you receive notice of the hearing date.

10.URGENCY OF APPLICATION

We need to decide whether the case needs to be dealt with quickly.

Please let us know if there is a particular urgency for a determination in this case and if so, why?

Yes i am attending to continue with University , the university open on 1 october the tribunal shodul finsih befreo 1 october n avigatij tjis shoucl be done in accodin with 28day tribunal proced scuh that i can find indpent porpet inear the universr imprial collega nd conut e my housi via newham city council

11.AVAILABILITY

If there are any dates or days we must avoid during the next four months (either for your convenience or the convenience of any witness or expert you may wish to call) please list them here.

Dates on which you will NOT be available:

N/A

12.VENUE REQUIREMENTS

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):

I have autism , adhd , aspergers , being my first time navigate court enivronement i assume it will be stress but i just require the tribunal to be supported as the opposition Thurrock County Council have decided not admit themselves for legal compliane with court proccessing regard mutiple section 182 - 2 in this case agaisnt me I require support in navigate the court breivign such that the opposition council complies in a manner as i demanded 240 Million for issue a second 184 and apply under section 202

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.

13. DOCUMENTS

Following receipt of your application you will be asked to provide a number of documents (referred to as a 'bundle') in support of your case. However, at this stage you **must** include those documents set out in Annex 2 to this form which are relevant to the application you are making. **Failure to include the specified documents might make this application invalid.** Any additional documents required by the Tribunal will be requested at a later stage.

14. CHECKLIST

Please check that you have completed this form fully. The Tribunal will not process your application until this has been done. Please ensure that the following are enclosed with your application and tick the appropriate box to confirm:

A copy of required documents are enclosed as set out in Annex 2

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EITHER

A crossed cheque or postal order made out to HM Courts and Tribunal Service for the application fee of £114 (if applicable) is enclosed. **Please write your name and address on the back of the cheque or postal order. Please also send a paper copy of your application with your cheque or postal order, regardless of whether you have already emailed the application.**

☒

OR

You have ticked the box at the top of this form to say you want the relevant regional tribunal office to send you details on how to pay the application fee of £114 by on-line banking. **The unique payment reference the tribunal office supplies MUST be used when making your on-line banking payment.**

DO NOT send cash under any circumstances. Cash payment will not be accepted.

Please note where there is to be a hearing, a fee of £227 will become payable by you when you receive notice of the hearing date.

Help with Fees

If you think you may be entitled to a reduced fee, the guide EX160A 'Apply for help with court, tribunal and probate fees' outlines how you can submit an application for Help with Fees.

You can submit your Help with Fees application online at www.gov.uk/help-with-court-fees or by completing the form EX160 'Apply for help with fees'. You can get a copy of the 'Apply for help with fees' form online at www.gov.uk/government/publications/apply-for-help-with-court-and-tribunal-fees or from your regional tribunal office.

If you have completed an online application for Help with Fees please enter the reference number you have been given here.

H	W	F	-	8	4	3	-	2	1	1
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If you have completed form EX160 "Apply for Help with Fees" it must be included with your application.

The 'Apply for help with fees' form will not be copied to other parties.

15.STATEMENT OF TRUTH

The statement of truth must be signed and dated.

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

Signed: NMO

Name (IN CAPITALS) NNAMDI MICHEAL OKPALA

Date: 01/09/2025

16.GROUNDS OF APPLICATION

Please use the space below to summarise the grounds of your application.

Type of application:

Grounds of Application (please continue on a separate sheet if necessary):

ANNEX 1: List of applications to the Tribunal under Housing Act 2004

This list relates solely to matters concerning Empty Dwelling Management Orders

Abbreviations

LHA = Local Housing Authority; EDMO = Empty Dwelling Management Order

No.	Provisions of Housing Act 2004	Type of Application
1	Section 133	Interim EDMO An application by a LHA for authorisation of an Interim EDMO
2	Section 138(1)	Compensation of a third party for interference with rights An application by a third party, while an Interim EDMO is in force, for an order that the LHA pay compensation in respect of any interference in consequence of the EDMO with rights in respect of the dwelling.
3	Schedule 7, para. 1(7)	Continuation of Interim EDMO beyond expiry date An application by a LHA for an order that an Interim EDMO should continue in force pending disposal of an appeal under paragraph 26 to Schedule 7 of the Housing Act 2004 against a replacement Final EDMO.
4	Schedule 7, para. 2(3)(d) or para. 10(3)(d)	Determination of lease or licence An application by a LHA for an order determining a lease or licence while an Interim or Final EDMO is in force.
5	Schedule 7, para. 5(7)	Order that accounts of expenditure be adjusted An application by the relevant proprietor for an order declaring that an amount shown in the accounts as expenditure of the LHA does not constitute relevant expenditure and requiring the LHA to make such financial adjustments (in the accounts and otherwise) as are necessary to reflect the Tribunal's declaration.
6	Schedule 7, para. 9(8)	Continuation of Final EDMO beyond expiry date An application by a LHA for an order that a Final EDMO should continue in force pending disposal of an appeal under paragraph 26 to Schedule 7 of the Act against a replacement Final EDMO.
7	Schedule 7, para. 14(1)	Order that LHA manage in accordance with a management scheme in a Final EDMO An application by an affected person for an order requiring the LHA to manage a dwelling in accordance with a management scheme in a Final EDMO made in respect of the dwelling.
8	Schedule 7, para. 26(1)(a) or (b)	Appeal against Final EDMO An appeal by a relevant person against the decision of a LHA to make a Final EDMO or against the terms of a Final EDMO (including the terms of the management scheme contained in it).
9	Schedule 26, para. 1(c)	Appeal against terms of an Interim EDMO An appeal by a relevant person against the terms of an Interim EDMO on the grounds that they do not provide for one or both of the matters mentioned in paragraph 5(5)(a) and (b) of Schedule 7 to the Act (which relate to payment of surplus rent etc.).
10	Schedule 7, para. 30	Variation by the LHA of an Interim or Final EDMO An appeal by a relevant person against the decision of a LHA to vary an Interim or Final EDMO.

ANNEX 1: List of applications to the Tribunal under Housing Act 2004

No.	Provisions of Housing Act 2004	Type of Application
11	Schedule 7, para. 30	Refusal by the LHA to vary an Interim or Final EDMO An appeal against the decision of a LHA to refuse to vary an Interim or Final EDMO.
12	Schedule 7, para. 30	Revocation by the LHA of an Interim or Final EDMO An appeal against the decision of a LHA to revoke an Interim or Final EDMO.
13	Schedule 7, para. 30	Refusal by the LHA to revoke an Interim or Final EDMO An Appeal against the decision of a LHA to refuse to revoke an Interim or Final EDMO
14	Schedule 7, para. 34(2)	Decision of the LHA on compensation of third party for interference with rights in consequence of a Final EDMO An appeal by a third party against the decision of a LHA under section 136(4) or 138(3) of the Act in respect of whether, and if so how much, compensation should be payable to a third party for interference with their rights in respect of the dwelling as a consequence of a Final EDMO

ANNEX 2: List of documents to be included with application

Application number	Document(s) to be included
1	<p>a) a copy of the draft Interim EDMO</p> <p>b) a statement of evidence</p> <p>i. in respect of the matters as to which the Tribunal must be satisfied under section 134(2) of the Act</p> <p>ii. of the LHA's consideration of the rights and interests specified in section 133(4) of the Act</p> <p>AND</p> <p>c) where the LHA notified the relevant proprietor that it was considering making an interim EDMO, a copy of the notification.</p>
2	<p>a) a copy of the Interim EDMO</p> <p>b) a copy of the LHA's notification of its decision in accordance with s.138(4) of the Act</p> <p>AND</p> <p>c) a statement giving full details of</p> <p>i. the rights in respect of which it is claimed that there has been interference in consequence of the Interim EDMO</p> <p>AND</p> <p>ii. the amount of compensation claimed in respect of that interference.</p>
3	<p>a) a copy of the Interim EDMO</p> <p>AND</p> <p>b) a copy of the notice of appeal under paragraph 26 of Schedule 7 to the Act against the making of an Interim EDMO.</p>
4	<p>a) a copy of the Interim or Final EDMO (including any management scheme)</p> <p>b) a copy of the relevant lease or licence, or if not available evidence as to the existence of the lease or licence</p> <p>AND</p> <p>c) a statement containing the following details</p> <p>i. the name and address where known, of any lessor, lessee, sub-lessor, sub-lessee or licensee</p> <p>ii. details as to why you believe that the dwelling is unoccupied and why you need possession of the dwelling in order to secure that the dwelling becomes occupied</p> <p>iii. the amount of compensation (if any) which the LHA is willing to pay in respect of the determination of the lease or licence, including details of how such compensation had been calculated.</p>
5	<p>a) a copy of the Interim EDMO</p> <p>AND</p> <p>b) a copy of the accounts kept by the LHA in accordance with paragraph 5(6) of Schedule 7 to the Act.</p>
6	<p>a) a copy of the Final EDMO</p> <p>AND</p> <p>b) a copy of the notice of appeal under paragraph 26 of Schedule 7 to the Act against the making of a Final EDMO</p>

ANNEX 2: List of documents to be included with application (continued)

Application number	Document(s) to be included
7	a) a copy of the Final EDMO (including the management scheme)
8	a) a copy of the Final EDMO (including the management scheme) AND b) where the application relates to the terms of the management order, a statement specifying each term to which objection is made with reasons for the objection.
9	a) a copy of the Interim EDMO b) a statement of the matters set out in paragraph 5(5) (a) and (b) of Schedule 7 to the Act (which relate to payment of surplus rent etc).
10	a) a copy of the Interim or Final EDMO AND b) a copy of the LHA's notices under paragraphs 9 and 11 of Schedule 6 to the Act as applied by paragraph 17 of Schedule 7 to the Act.
11	a) a copy of the Interim or Final EDMO AND b) a copy of the LHA's notices under paragraphs 14 and 16 of Schedule 6 to the Act as applied by paragraph 17 of Schedule 7 to the Act.
12	a) a copy of the Interim or Final EDMO AND b) a copy of the LHA's notices under paragraphs 17 and 19 of Schedule 6 to the Act as applied by paragraph 17 of Schedule 7 to the Act.
13	a) a copy of the Interim or Final EDMO AND b) a copy of the LHA's notices under paragraphs 20 and 22 of Schedule 6 to the Act as applied by paragraph 17 of Schedule 7 to the Act.
14	a) a copy of the Final EDMO (including the management scheme) AND b) where the third party has requested compensation under section 138 of the Act, a copy of the LHA's notification of its decision to the third party in accordance with section 138(4) AND c) a statement giving full details of: i. the rights in respect of which it is claimed that there has been interference in consequence of the Final EDMO AND ii. the amount of compensation claimed in respect of any interference

ANNEX 3: Interim EDMO Checklist

SI/Section	Requirement (for full details see Act or Statutory Instrument)	✓ or X
SI 2006 367 Para.3	Property is not one of the prescribed exceptions -	
	<p>(a) Has been occupied solely or principally by the relevant proprietor and is wholly unoccupied because he is absent –</p> <ul style="list-style-type: none"> i. temporarily resident elsewhere ii. receiving care by reason of old age, disablement, illness, past or present drug or alcohol dependence or past/present mental illness iii. for the purpose of providing, or better providing, personal care for a person who requires such care for reasons in (ii) above iv. as a result of being serving member of armed forces <p>(b) Is a holiday home or otherwise occupied by the relevant proprietor or his guests from time to time.</p> <p>(c) Is genuinely on the market for sale or to let</p> <p>(d) Is comprised in an agricultural holding</p> <p>(e) Is usually occupied by an employee of the relevant proprietor in connection with his employment duties</p> <p>(f) Is available for a minister of religion as a residence from which to perform his duties</p> <p>(g) Is subject to a court order freezing property of the relevant proprietor</p> <p>(h) Is prevented from being occupied due to criminal investigation or proceedings</p> <p>(i) Mortgagee in right of the mortgage, has entered and is in possession</p> <p>(j) Relevant proprietor has died and it is not six months since grant of representation was obtained.</p>	
s.134(2)	The tribunal must be satisfied that	
	<p>a) dwelling has been wholly unoccupied for at least 2 years</p> <p>b) no reasonable prospect of occupation in near future</p> <p>c) reasonable prospect of occupation if order made</p> <p>d) LA has complied with s133(3) – <i>see below</i></p> <p>e) prescribed requirements met – SI 2006 No. 367 para.4 – <i>see below</i></p>	
s.133(3)	LA has made reasonable efforts to	
	<p>a) notify proprietor that considering an EDMO</p> <p>b) ascertain steps proprietor is taking, or intends, to secure occupation</p>	

ANNEX 3: Interim EDMO Checklist (continued)

SI 2006 367 4(1)	<p>A. LA has made reasonable efforts to establish from proprietor whether he thinks any of the exceptions apply and has notified the proprietor in writing of its decision to apply for authorisation to make an interim EDMO no less than 3 months before its application or has made all reasonable efforts to do so.</p> <p>LA must provide –</p>
	<ul style="list-style-type: none"> i. details of efforts made to comply with s133(3)(a) – (notify proprietor) ii. details of enquiries made under s133(3)(b) – (ascertain what steps) iii. details of any advice or assistance given to proprietor iv all information they have that suggests dwelling may be excepted v classification of dwelling for Council Tax vi all information they have that the dwelling has been causing a nuisance for the community; and vii all information they have that suggests that the community supports the proposed making of the interim EDMO by the LHA.
	<p>B. If proprietor undertaking works or has applied for permission for structural alterations/additions, LA must state why EDMO required</p>
s.134(3)	<p>The tribunal must take into account</p>
	<ul style="list-style-type: none"> a) Interests of the community b) Effect of order on rights of proprietor and/or third parties
s.134(4)	<p>Consider whether compensation should be ordered</p>

ANNEX 4: Addresses of Tribunal Regional Offices

NORTHERN REGION

HM Courts & Tribunals Service
First-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 West Cheshire.

MIDLAND REGION

HM Courts & Tribunals Service
First-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 Service
First-tier Tribunal (Property Chamber) Residential
Property, Cambridge County Court, 197 East Road
Cambridge, CB1 1BA
DX 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 Service
First-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 Service
First-tier Tribunal (Property Chamber) Residential
Property, 10 Alfred Place, London WC1E 7LR

DX 134205 Tottenham Court Road 2

This office covers all the London boroughs.

Telephone: 020 7446 7700

Fax: 01264 785 060

Email address: London.RAP@justice.gov.uk

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.