



Date: 19/11/2025

Name.

Address Line1.
Address Line2.
Address Line3.
Address Line4.
Address Line5.

Orbit

PO Box 6406
Coventry
CV3 9NB

Web:

orbitcustomerhub.org.uk
Tel: 0800 678 1221

Dear <customer name>,

An update on our proposal to change the way we buy energy for your scheme

In July we wrote to you to let you know about our plan to get the best rates possible when we buy gas and electricity for your scheme.

We explained that we want to move from buying only 12-month contracts to being able to secure two or three-year deals if they offer better value for money. In order to do this, we have to apply to the First Tier Property Tribunal for permission to skip some of the usual consultation steps required by law when arranging long-term gas and electricity contracts for your scheme.

If permission is granted, we'll have the flexibility to secure longer term deals for your energy supply, which we hope will lead to savings we can pass directly on to you.

We applied to the First Tier Tribunal on 29 July 2025 and have now received a response and direction on next steps. Here, I've provided information on where to go to find out more about the application, details of how you can respond to this if you wish, and an explanation of what happens next.

About our application

This is the reference number for the application and its title in full:

Case Reference: BIR/00CN/LDC/2025/0028

Type of application: Application under section 20ZA of the Landlord and Tenant Act 1985 for dispensation of the consultation requirements in respect of a qualifying long-term agreement
Properties: Various Properties managed by Orbit Group Limited

You can view the application along with our supporting evidence and other related documents by going to www.orbitcustomerhub.org.uk/section20energy. With this letter, you'll find a list of all the documents available to view and a short explanation of what these are.



You can request hard copies of these documents by contacting us in any of the following ways by **28 November 2025**. **We will provide the hard copies to you by 5 December 2025:**

- Call us free on 0800 678 1221
- Email environment@orbit.org.uk
- Write to us at: FAO Daniel Welch, Garden Court, Binley Business Park, Coventry, CV3 2SU

As the application progresses, more documents will be added to the webpage, including the final decision of the Tribunal, so please check for updates.

Have your say

You now have the option to provide feedback on our application and confirm whether you support or oppose this change. You don't have to respond, but all comments will be taken into consideration as part of the application process. You can do this by going to the following document on the webpage and completing the reply form:

Directions of Deputy Regional Judge Nigel Gravells dated 3 November 2025 with Reply form attached

When you've completed your form, please email it directly to the Tribunal rpmidland@justice.gov.uk and our legal representative MLSSocialHousing@shma.co.uk by **19 December 2025**.

You can also post a copy to our legal representative: FAO: Danielle Sodhi, Shakespeare Martineau LLP, Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, NG2 3DQ.

What happens next?

We must respond to any objections to our application by **16 January 2026** – both to the person who made the objection and to the Tribunal. By the **30 January 2026**, all our evidence relating to the application must be uploaded to the webpage and we'll contact anyone who's opposed the application to make them aware of this.

After this date, there'll be a hearing, and a decision will be made by the Tribunal. We'll update the webpage with the date for the hearing as soon as we know it. If you provide feedback to the Tribunal via the replay form, you'll receive a copy of the decision from the Tribunal. We'll also update the website with this information.

In the meantime, if you have any queries, there is a 'Question and Answer' section here: www.orbitcustomerhub.org.uk/section20energy.

If you can't find the answer you're looking for, please email environment@orbit.org.uk or call 0800 678 1221. If you're a Later Living customer, you can also speak to your Scheme Manager.

Yours sincerely,

Daniel Welch
Group Energy Manager