



**FIRST-TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

<b>Case Reference</b>	:	<b>LON/00AW/LDC/2015/0082</b>
<b>Property</b>	:	<b>Various Flats, 1-2 Queens Gate, London SW7 5EH.</b>
<b>Applicant</b>	:	<b>1-2-3 Queens' Gate Freehold Limited</b>
<b>Representative</b>	:	<b>Blenheims Estate &amp; Asset Management Limited</b>
<b>Respondent</b>	:	<b>Various leaseholders as per the application</b>
<b>Representative</b>	:	<b>In Person</b>
<b>Type of Application</b>	:	<b>Application for dispensation under S.20ZA of the Landlord &amp; Tenant Act 1985.</b>
<b>Tribunal Members</b>	:	<b>Ms. A. Hamilton-Farey</b>
<b>Date of Decision</b>	:	<b>21 August 2015.</b>

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**DECISION IN RELATION TO S.20ZA LANDLORD AND TENANT  
ACT 1985.**

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**Decision:**

- a. The tribunal determines that the requirements to consult under S.20 of the Landlord and Tenant Act 1985 should be dispensed with in relation to the removal of asbestos panels from within the lift shaft at the property.

**Background:**

1. The tribunal received an application under S.20Za of the Landlord & Tenant Act 1985 in relation to works to the lift shaft involving the removal of asbestos panels, and asbestos cement debris. It is understood from the application that a Notice of Intention was served on 8 July 2014, and that the works were to be carried out under controlled and contained conditions.
2. Directions were issued by the tribunal on 21 July and these requested that any respondent who opposed the works prepare a statement of case setting out their reasons for opposition. No responses have been received by the tribunal.
3. In the circumstances, the tribunal is satisfied that leaseholders have been given an opportunity to make their views known, and that as noted on the directions, if no responses were received the tribunal could conclude that the residents agreed with the application.
4. In the circumstances the tribunal has concluded that the leaseholders do not oppose the application and dispensation from the remaining requirements to consult is hereby granted.

**Name:** A. Hamilton-Farey

**Date:** 21 August 2015