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

Case Reference : **LON/00AY/LBC/2015/0022**

Property : **65 Greyhound Lane, Streatham,
London SW16 5NW**

Applicant : **Quadron Investments Limited**

Representative : **Salter Rex
M. Lamidi (GFF)**

Respondents: : **Mr S Boucher & Ms G Wood (Flat B)
Mr D Sendell & Ms T Walsh (Flat C)**

Representative : **N/A**

Type of Application : **Landlord and Tenant Act 1985
Section 20ZA**

Tribunal Members : **Judge Tagliavini
Mr. D Jagger MRICS**

**Date and venue of
hearing (paper)** : **10 Alfred Place, London WC1E 7LR**

Date of Decision : **31 March 2015**

DECISION

- (1) The tribunal determines that dispensation pursuant to section 20ZA of the Landlord and Tenant Act 1985 shall be granted to the Applicant landlord.

The application

1. The Applicant seeks a determination pursuant to s.20ZA of the Landlord and Tenant Act 1985 (“the 1985 Act”) in relation to roof/gutter works to the subject premises

The hearing

2. No party requested an oral hearing and therefore the application was determined on the papers only, which comprised a hearing bundle containing the relevant documents from the Applicant.

3. The background

4. The property, which is the subject of this application, is an end of terrace three-storey property converted into three flats.
5. No party requested an inspection and the tribunal did not consider that one was necessary, nor would it have been proportionate to the issues in the application.
6. Respondents hold long leases of the property, which requires the landlord to provide services and the tenant to contribute towards their costs by way of a variable service charge.

The issues

7. The sole issue to be determined by the tribunal is:
 - (i) Whether the tribunal should exercise its powers to grant a dispensation from the s.20 consultation procedures in respect of works or repair/replacement of the roof and guttering?
8. Having considered all the documentary evidence provided, the tribunal has made the following determinations.
 - (i) No objection to the application for dispensation was received by the tribunal from the lessees.
 - (ii) Agreement to the application was received by the tribunal from the lessees of Flat B.

- (iii) No lessee has sought to show there has been prejudice caused to the by the lack of consultation.
 - (iv) The general tone from the available correspondence suggests to the tribunal that the lessees accept that these works are necessary.
 - (v) The tribunal is satisfied that the works are necessary and have some element of urgency to them in light of the poor weather and roof conditions.
 - (vi) The lessees have been notified previously of the Applicant's intention to carry out these works and have received some notice of them.
9. Consequently, the tribunal determines it is appropriate to dispense with the consultation procedures pursuant to s.20 of the Act and grants the dispensation sought by the Applicant.

Signed: Judge Tagliavini

Dated: 31 March 2015