



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

Case Reference : CHI/43UK/LDC/2022/0093

Property : Wavertree, 58 Stanstead Road, Caterham,
Surrey, CR3 6AB

Applicant : Pam Plant
Penny Veness (deceased)

Representative : Stiles Harold Williams Partnership LLP

Respondents : The Leaseholders

Representative :

Type of Application : To dispense with the requirement to
consult lessees about major works
section 20ZA of the Landlord and Tenant
Act 1985

Tribunal Member(s) : Judge Tildesley OBE

**Date and Venue of
Hearing** : Determination on Papers

Date of Decision : 27 January 2023

DECISION

The Application

1. The Applicant seeks dispensation under Section 20ZA of the Landlord and Tenant Act 1985 from the consultation requirements imposed on the landlord by Section 20 of the 1985 Act. The application was received on 18 October 2022.
2. The property is described as seven self contained flats within a converted house.
3. The Applicant explained that on 6 January 2022 a Notice of Intention was issued to leaseholders to carry out external works to the property which included (1) Erect Scaffolding and investigate roof; (2) to carry out temporary repairs to roof where possible; (3) to carry out patch repairs to bay windows roof; (4) to Repair any slipped/missing tiles and renew fascia and dilapidated guttering; (5) to commission a drone surveyor of the main roof to check condition.
4. The Applicant seeks dispensation of the second stage of the consultation requirements to erect scaffolding urgently and investigate the repairs required to the roof which were causing water ingress into some of the flats. The Applicant stated that it needed to carry out the work immediately to understand any further risk in regard to the flats and the building. The Applicant had received one quotation in respect of the second stage of the consultation and had failed despite attempts to obtain a quote from a second contractor.
5. The Applicant stated that it had informed the Respondents of its intention to apply to the Tribunal for dispensation of the consultation requirements.
6. On 8 December 2022 the Tribunal directed the Applicant to serve the application and directions on the Respondents, and to provide the Respondents with the specifications and quotations for the works. The Applicant confirmed that it had complied with the Tribunal directions on the 12 and 16 December 2022.
7. The Tribunal required the Respondents to return a pro-forma to the Tribunal and to the Applicant by 3 January 2023 indicating whether they agreed or disagreed with the Application. No Respondent has returned the pro-forma. The Applicant also confirmed on 6 January 2023 that it had received no objections to the Application

Determination

8. The 1985 Act provides leaseholders with safeguards in respect of the recovery of the landlord's costs in connection with qualifying works. Section 19 ensures that the landlord can only recover those costs that are reasonably incurred on works that are carried out to a reasonable standard. Section 20 requires the landlord to consult with leaseholders

in a prescribed manner about the qualifying works. If the landlord fails to do this, a leaseholder's contribution is limited to £250, unless the Tribunal dispenses with the requirement to consult.

9. In this case the Tribunal's decision is confined to the dispensation from the consultation requirements in respect of the works under section 20ZA of the 1985 Act. The Tribunal is not making a determination on whether the costs of those works are reasonable or payable. If a leaseholder wishes to challenge the reasonableness of those costs, then a separate application under section 27A of the Landlord and Tenant Act 1985 would have to be made.
10. Section 20ZA does not elaborate on the circumstances in which it might be reasonable to dispense with the consultation requirements. On the face of the wording, the Tribunal is given a broad discretion on whether to grant or refuse dispensation. The discretion, however, must be exercised in the context of the legal safeguards given to the Applicant under sections 19 and 20 of the 1985 Act. This was the conclusion of the Supreme Court in *Daejan Investments Ltd v Benson and Others* [2013] UKSC 14 & 54 which decided that the Tribunal should focus on the issue of prejudice to the tenant in respect of the statutory safeguards.
11. Lord Neuberger in *Daejan* said at paragraph 44

“Given that the purpose of the Requirements is to ensure that the tenants are protected from (i) paying for inappropriate works or (ii) paying more than would be appropriate, it seems to me that the issue on which the LVT should focus when entertaining an application by a landlord under s 20ZA(1) must be the extent, if any, to which the tenants were prejudiced in either respect by the failure of the landlord to comply with the Requirements”.
12. Thus, the correct approach to an application for dispensation is for the Tribunal to decide whether and if so to what extent the leaseholders would suffer relevant prejudice if unconditional dispensation was granted. The factual burden is on the leaseholders to identify any relevant prejudice which they claim they might have suffered. If the leaseholders show a creditable case for prejudice, the Tribunal should look to the landlord to rebut it, failing which it should, in the absence of good reason to the contrary, require the landlord to reduce the amount claimed as service charges to compensate the leaseholders fully for that prejudice.
13. The Tribunal now turns to the facts. The Tribunal is satisfied that it is necessary to carry out the works as an urgent measure to stop the significant water ingress into the flats. The Tribunal holds that the Applicant could not wait to undertake a full consultation exercise before it carried out the works. The Tribunal is satisfied that the Respondents were fully aware of what is being proposed and the likely costs of those works. The Tribunal observes that no leaseholders have objected to the Application.

14. The Tribunal is, therefore, satisfied that the leaseholders would suffer no relevant prejudice if dispensation from consultation was granted.

Decision

15. **The Tribunal grants an order dispensing with the consultation requirements in respect of the works to remedy the substantial water ingress in the flats which includes repairs to the roof and the erection of scaffolding.**
16. The Tribunal directs the Applicant to supply a copy of the decision to the leaseholders and confirm that it has served the decision on them.

RIGHTS OF APPEAL

1. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making written application by email to rpsouthern@justice.gov.uk to the First-tier Tribunal at the Regional office which has been dealing with the case.
2. The application must arrive at the Tribunal within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
3. If the person wishing to appeal does not comply with the 28 day time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28 day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.