

10696



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

Case Reference : **LON/00AG/LDC/2015/0026**

Property : **1 – 10 Summer Street, London EC13
5BD.**

Applicant : **Manhattan Loft Corporation NV.**

Representative : **Rendall & Rittner**

Respondent : **Leaseholders as per the application**

Representative : **In person**

Type of Application : **For dispensation from the
consultation requirements under
S.20 Landlord & Tenant Act 1985.**

Tribunal Members : **Ms. A. Hamilton-Farey**

Date of Decision : **18 March 2015.**

DECISION

Decisions of the Tribunal

The Tribunal grants dispensation from the remaining requirements to consult under S.20 of the Landlord & Tenant Act 1985.

Background

1. This is an application under section 20ZA of the Landlord & Tenant Act 1985 on behalf of the landlord for dispensation from the remaining requirements to consult in relation to lift repair works. The applicants say that the only lift in the property is out of action causing inconvenience and distress to leaseholders. The applicants say that the works to repair the lift are urgently required and that although they have served the Notice of Intention on the leaseholders, it is not practical to wait for the periods required to expire and that the matter should progress as quickly as possible.
2. Directions were issued by the tribunal on 2 March 2015. These gave any leaseholder who opposed the application an opportunity to provide a statement of case and reasons for their opposition. None of the leaseholders opposed the application, and the tribunal is therefore entitled to conclude from this, that they support the application.
3. Those Directions also informed the leaseholders that the application did not concern whether or not the costs for the works would be reasonable or that the works themselves would be reasonable. Dispensation is therefore a limited application.

Reasons:

4. The tribunal is satisfied from the documentation before it, that this matter requires urgent resolution and that it is not practical for the landlords to complete the S.20 consultation process. None of the leaseholders have opposed the application, and they are the persons most affected by the situation.
5. In the circumstances, the tribunal considers that dispensation should be granted.

Aileen Hamilton-Farey
18 March 2015.