

## LONDON RENT ASSESSMENT PANEL LEASEHOLD VALUATION TRIBUNAL

Case Reference: LON/OOBK/LDC/2010/0051

THE LEASEHOLD VALUATION TRIBUNAL ON AN APPLICATION UNDER SECTION 20ZA of the Landlord and Tenant Act 1985

Applicant: Central & Metropolitan Estates Ltd

Respondents All Leaseholders of Hatherley Court,, Hatherley Grove, London

W2 5RF

Premises: Hatherley Court, Hatherley Grove, London W2 5RJ

Date of Application: 5 May 2010

Directions issued 20 May 2010

Determination 28 June 2010

Leasehold Valuation Tribunal: Mrs B. M. Hindley LL.B

Mr D. L. Edge FRICS

Mrs J. Clark

1. This is an application, dated 5 May 2010, for a dispensation under Section 20ZA.

2. On 10 March 2010 the selector part in the control unit of the lift in Block 2 of the subject premises burnt out and the lift was out of action for a considerable period whilst repairs were effected.

3. With no guarantee that the lift would not break down again and in order to be ready to proceed without the delay that a consultation period under Section 20 of the Landlord and Tenant Act 1985 would impose, the application was made by RMG, the managing agents of the block.

4. They anticipated, as a result of quotations obtained from five companies by an independent lift consultant – Technical Lift Consultancy (TLC) that the works, including fees, would cost in the region of £45,000 which would be funded through the reserve fund.

5. A letter, dated 25 May 2010, was sent by R.M G. to all leaseholders informing them of the above and stating that observations to the Tribunal were required by 7 June 2010.

6. An undated and unsigned letter has been received by the Tribunal from Dr R.S. Snelgar, the secretary of the Hatherley Court Residents' Association stating that the application, having been discussed at a committee meeting of the Association on 2 June, the Association gave their consent to the application.

7. Accordingly, the Tribunal determines that it is reasonable to consent to the application.

Chairman R. M. Hadley.

Date 28/6/10.