



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

**Case Reference** : CAM/11UE/LDC/2015/0009

**Property** : 1 – 15 (excluding 13) Maxwell Place,  
Beaconsfield, HP91AQ

**Applicants** : Maxwell Place Management Limited

**Respondents** : The Long Leaseholders listed in the  
Application

**Date of Application** : 9<sup>th</sup> July 2015 (received 13<sup>th</sup> July 2015)

**Type of Application** : To dispense with the consultation  
requirements referred to in Section 20 of the  
Landlord and Tenant Act 1985 pursuant to  
Section 20ZA

**Tribunal** : Judge JR Morris  
Mr David S Brown FRICS

**Date of Hearing** : 6<sup>th</sup> August 2015

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**DECISION**

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The Tribunal determines that it is reasonable to dispense with the consultation requirements referred to in Section 20 of the Landlord and Tenant Act 1985 as set out in Schedule 4 Part 2 Paragraph 11 of the Service Charges (Consultation requirements) (England) Regulations 2003 in respect of the “relevant period” which shall be reduced from 30 days to 14 days. The Applicants must comply with all other requirements.

Reasons will provided in due course.

Judge JR Morris

10<sup>th</sup> August 2015