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

Case reference : LON/00AF/LDC/2017/0097

Property : 7 Versailles Road, Anerley, London
SE20 8AX

Applicant : Southern Land Securities Limited

Representative : Together Property Management
(managing agent)

Respondents : Mr Burdett (1), Miss F Campbell
(2), Mr Gavin Baldwin (3), Mr
Joseph Edun (4)

Type of application : To dispense with the requirement
to consult leaseholders

Tribunal Member : Judge N Hawkes
Mr M Taylor FRICS

Venue : 10 Alfred Place, London WC1E 7LR

**Date of paper
determination** : 6th October 2017

DECISION

Background

1. The applicant has applied to the Tribunal under S20ZA of the Landlord and Tenant Act 1985 (“the 1985 Act”) for dispensation from the consultation requirements contained in section 20 of the 1985 Act in respect of certain qualifying works to 7 Versailles Road, Anerley, London SE20 8AX (“the Property”).
2. The Tribunal has been informed that the Property comprises a semi-detached, Victorian house which was constructed in around 1870 over basement, ground and two upper floors and which has been converted into four flats.
3. The application is dated 17th August 2017 and the respondent lessees are listed in a schedule to the application.
4. Directions of the Tribunal were issued on 22nd August 2017. The applicant has requested a paper determination.
5. No application has been made by any of the respondents for an oral hearing. This matter has therefore been determined by the Tribunal by way of a paper determination on 6th October 2017.
6. The Tribunal did not consider that an inspection of the Property would be of assistance nor would it have been proportionate to the issues in dispute.

The applicant’s case

7. The applicant applies for dispensation from the requirements to consult leaseholders under section 20 of the 1985 Act in respect work which has been carried out to repair the drainage system serving the Property and to remedy a problem of damp affecting the basement flat.
8. The applicant states that it followed the statutory consultation process in respect of certain damp remedial works which were initially proposed. However, when the contractors were on site it became apparent that additional work would be required in order to remedy the problem of damp and dispensation is sought in respect of this addition work.
9. By letters dated 10th July 2017 to the lessees, the applicant stated:

“While on site additional works to the drains and inside the lower ground floor flat were found, in order that the works already started could be completed the additional work could not wait. We therefore asked the surveyor to ensure that additional work was carried out along with the work that had already started. Due to the additional work we have unfortunately gone over the contract sum.”

The respondents' case

10. None of the respondents has filed a reply form and/or representations opposing the applicant's application.

The Tribunal's determination

11. Section 20 of the 1985 Act provides for the limitation of service charges in the event that statutory consultation requirements are not met. The consultation requirements apply where the works are qualifying works (as is the case in this instance) and only £250 can be recovered from a tenant in respect of such works unless the consultation requirements have either been complied with or dispensed with.
12. The consultation requirements are set out in the Service Charges (Consultation Requirements) (England) Regulations 2003.
13. Section 20ZA of the 1985 Act provides that, where an application is made to the Tribunal for a determination to dispense with all or any of the consultation requirements in relation to any qualifying works, the Tribunal may make the determination if satisfied that it is reasonable to dispense with the requirements.
14. Having considered the application, the evidence in support, and the lack of any opposition and/or challenge to the applicant's account on the part of the respondents, we determine, pursuant to section 20ZA of the Landlord and Tenant Act 1985, that it is reasonable in all the circumstances to dispense with the statutory consultation requirements in respect of the work described in the applicant's application dated 17th August 2017.
15. **This decision does not concern the issue of whether any service charge costs will be reasonable or payable.**

Judge Hawkes

Date 6th October 2017

ANNEX - RIGHTS OF APPEAL

1. If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.

2. The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
3. If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.