



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

Case Reference : **MAN/30UF/LDC/2015/0006**

Property : **Windsor Road Lodge, Ansdell,
Lytham St Annes, FY8 1XU**

Applicant : **Windsor Road Lodge Limited**

Represented by : **Homestead Consultancy Services Limited**

Respondents : **Leaseholders of flats at the Property**

Type of Application : **Landlord & Tenant Act 1985 – Section 20ZA**

Tribunal Members : **Laurence Bennett (Tribunal Judge)
Jonathan Holbrook (Tribunal Judge)**

Date of determination : **7 April 2015**

Date of Decision : **7 April 2015**

DECISION

Application

1. Windsor Road Lodge Limited applies to the Tribunal under Section 20ZA of Landlord and Tenant Act 1985 (the Act) for dispensation from the consultation requirements of Section 20 of the Act and the Service Charges (Consultation Requirements)(England) Regulations 2003 (SI 2003/1987) in respect of works to the lift at the Property.
2. The Respondents are Leaseholders of flats at the Property.

Grounds and Submissions

3. The application was received by the Tribunal on 27 February 2015.
4. The Applicant is the Lessor, a party to the Leases of the flats at the Property.
5. On 6 March 2015 Judge Bennett made directions which provided that in the absence of a request for a hearing the application would be determined upon the parties' written submissions.
6. The Property is a purpose built development of 24 flats over 4 floors with basement parking built in 1972.
7. The Applicant stated in the application form that the work is required urgently because of a breakdown of the lift door mechanism causing intermittent fault and likelihood of complete failure. Other consequential works will be required.
8. Further information provided gives details of the problems, quotations, specification of works and lift survey. It is stated that "The building is occupied almost entirely by retired people and there is a very significant proportion who suffer ill health and are almost totally reliant on the lift."
9. The Applicant states no formal consultation has been carried but all owners have been notified of the problems and the cost of the works.
10. The Tribunal did not receive submissions from a Respondent Leaseholder. The Applicant included several communications from Leaseholders requesting that the work is carried out as quickly as possible. Neither the Applicant nor a Respondent requested a hearing.
11. The Tribunal convened without the parties to make its determination on 7 April 2015.

Law

12. Section 18 of the Act defines "service charge" and "relevant costs".
13. Section 19 of the Act limits the amount payable by the lessees to the extent that the charges are reasonably incurred.
14. Section 20 of the Act states:-
"Limitation of service charges: consultation requirements

Where this Section applies to any qualifying works..... the relevant contributions of tenants are limited..... Unless the consultation requirements have either:-

- a. complied with in relation to the works or
- b. dispensed with in relation to the works by a tribunal.

This Section applies to qualifying works, if relevant costs incurred on carrying out the works exceed an appropriate amount”.

15. “The appropriate amount” is defined by regulation 6 of The Service Charges (Consultation Requirements) (England) Regulations 2003 (the Regulations) as “..... an amount which results in the relevant contribution of any tenant being more than £250.00.”
16. Section 20ZA(1) of the Act states:-
"Where an application is made to a 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."

Tribunal’s Conclusions with Reasons

17. We considered the written evidence accompanying the application.

Our conclusions are:-

18. It is not necessary for us to consider at this stage the extent of the service charges that would result from the works payable under the terms of the Respondent’s leases. If and when such is demanded and if disputed, it may properly be the subject of a future application to the Tribunal.
19. We accept from the details of the work proposed and the risk of a complete failure of a lift serving a 4 storey residential block that it is necessary for it to be commenced without delay. A failure and disruption has potential to impact on the health, safety, utility and comfort of occupiers and visitors to the flats at the Property.
20. Although no form of consultation has taken place, we accept that Leaseholders are aware and the comments we have seen are supportive. Balancing the need for urgent repair against dispensing with statutory requirements devised to protect service charge paying Leaseholders, we conclude the urgency outweighs any identified prejudice. Dispensation from consultation requirements does not imply that the resulting service charge is reasonable.
21. We conclude it reasonable in accordance with Section 20ZA(1) of the Act to dispense with the consultation requirements, specified in Section 20 and contained in Service Charges (Consultation Requirements)(England) Regulations 2003 (SI 2003/1987).
22. Nothing in this determination or order shall preclude consideration of whether the Applicant may recover by way of service charge from the Respondents any or all of the cost of the work undertaken or the costs of this application should a reference be received under Section 27A of the Landlord and Tenant Act 1985.

Order

23. The Applicant is dispensed from complying with the consultation requirements in respect of the work specified in the application.

L J Bennett
Tribunal Judge
7 April 2015