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

Case Reference : **LON/00AF/LCD/2014/0030**

Property : **Granville Court, 6 Granville Road,
North Finchley N12 0HL**

Applicant : **Majestic Wine Warehouse Limited**

Representatives : **Burlington Estates London Limited
(1)Zari and Qumar Islam
(2)Gumley Properties Limited**

Respondent : **(3)Minamx Limited
(4)Mr and Mrs Khan**

Representative : **In person**

Type of Application : **To dispense with consultation
requirements under s.20ZA of the
Landlord and Tenant Act 1985**

Tribunal : **Ms N Hawkes
Mr M Taylor FRICS**

**Date and venue of
Paper Determination** : **10 Alfred Place, London WC1E 7LR**

Date of Decision : **9th April 2014**

DECISION

Upon the request of the parties I make a consent order under rule 35 of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 disposing of the proceedings in the terms of their agreement set out below. The Tribunal has considered the evidence and is satisfied that it is reasonable to make this order.

This decision does not concern the issue of whether any service charge costs are reasonable or payable.

1. It is ordered by consent that the applicant, Majestic Wine Warehouse Limited, is granted dispensation from the consultation requirements contained in section 20 of the 1985 Act in respect of the investigatory work to Granville Court, 6 Granville Road, North Finchley N12 0HL ("the Property") which is described in the Defect Analysis Report prepared by Gradient Consultants dated February 2014.
2. For the avoidance of doubt, the applicant is not granted dispensation from the consultation requirements in respect of the remedial work which is described in that report

Tribunal Judge Naomi Hawkes

Date: 9.4.14