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

**Case Reference** : LON/00AG/LDC/2015/0112

**Property** : 104 Harmood Street, London NW1 8DS.

**Applicant** : Mr. C. Constanti and Mr. J. Constanti

**Representative** : Roulla Georgiou, Solicitor

**Respondent** : The long leaseholders of 104 Harmood Street.

**Representative** : In person

**Type of Application** : For dispensation from the consultation requirements under S.20 Landlord & Tenant Act 1985.

**Tribunal Members** : Ms. A. Hamilton-Farey

**Date of Decision** : 27 October 2015

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**DECISION**

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**Decisions of the Tribunal**

1. The tribunal exercises its discretion, and grants dispensation from the requirements to consult under S.20 of the Landlord & Tenant Act 1985.

**Background**

1. This is an application under section 20ZA of the Landlord & Tenant Act 1985 (the Act) on behalf of the Landlord Company for dispensation from the requirements to consult under S.20 of the Act and in relation to works to carry out roof repairs to the main roof and flat roof at the property. It is understood that the tenants informed the landlord of the disrepair. Various quotations were obtained following discussions between the parties and the landlord decided to appoint ADM Building Services Limited to carry out the works and notified the leaseholders accordingly.
2. The application to the tribunal was accompanied by statements from each leaseholder to the effect that they supported the application.
3. The tribunal issued directions on 2 October 2015 which enabled leaseholders to provide a statement of case if they wished to oppose the application. In the event, the tribunal received confirmation from each of the leaseholders that they supported the application for dispensation.
4. On the basis that the leaseholders support the application, the tribunal exercises its' discretion and grants dispensation from all of the requirements to consult under S.20 of the Landlord & Tenant Act 1985.

Aileen Hamilton-Farey  
27 October 2015.