

12687



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

Case reference : **LON/OOAN/LDC/2018/0024**

Property : **156 – 158 Wandsworth Bridge
Road, Fulham, London SW6 2UH**

Applicant : **Southern Land Securities Limited**

Representative : **Together Property Management**

Respondent : **The various leaseholders**

Representative : **Not known**

Type of application : **To dispense with the requirement
to consult lessees (s20ZA Landlord
and Tenant Act 1985)**

Tribunal member : **Tribunal Judge Dutton**

Date of decision : **27th March 2018**

:

DECISION

DECISION

The Tribunal determines that dispensation should be given from all the consultation requirements in respect of the works (as set out below) to the property at 156 – 158 Wandsworth Bridge Road, Fulham, London SW6 2UH (the Property) under the provisions of s20ZA of the Landlord and Tenant Act 1985 (the Act) for the reasons set out below.

Background

1. The applicant seeks dispensation under section 20ZA of the Act from all of the consultation requirements imposed on the landlord by section 20 of the 1985 Act¹.
2. The application states that the Applicant has been required to carry out urgent works to the drains at the Property that were leaking into the shop at ground floor level.
3. The reason for the application is set out in the application itself and the statement of case annexed thereto.
4. There are 5 leaseholders and all were sent copies of the application, directions and a questionnaire attached to the directions. One of the questionnaires has been returned to the tribunal by Mr Wilkinson of flat 1, indicating support of the application. It does not appear that there have been any dissenting voices
5. The matter came before me for consideration as a paper determination on 27th March 2018
6. I had been provided with a bundle of papers, which included the application, statement of case, the directions, invoices and a quote from 24HrAquaFlow Services with a CCTV survey.
7. The only issue for me to consider is whether or not it is reasonable to dispense with the statutory consultation requirements in respect of the Works. This application does not concern the issue of whether any service charge costs are reasonable or payable.

THE LAW (SEE BELOW)

DECISION

8. I have considered the papers lodged. There is no objection raised by any of the leaseholders. The survey confirms that there was a broken pipe allowing sewerage to leak into the shop at ground and basement level. The quote for

¹ See Service Charges (Consultation Requirements) (England) Regulations 2003 (SI2003/1987) Schedule 4

the works was £4985 plus VAT, which appears to be the final cost. The works, I understand, have been completed. In addition there are costs of the CCTV survey of £270 inclusive of VAT and a parking charge of £6.60

9. It appears clear that the drain was damaged and required urgent repair.
10. I am satisfied that it is appropriate to dispense with the consultation requirements as set out in the Regulations¹. My decision does not affect the right of any Respondent to challenge the costs should they so wish, it relates only to dispensation under the provisions of s20ZA of the Act.

Andrew Dutton

Tribunal Judge

Andrew Dutton

27th March 2018

The relevant law

Section 20 of the Act

- (1) Where this section applies to any qualifying works or qualifying long term agreement, the relevant contributions of tenants are limited in accordance with subsection (6) or (7) (or both) unless the consultation requirements have been either—
 - (a) complied with in relation to the works or agreement, or
 - (b) dispensed with in relation to the works or agreement by (or on appeal from) a leasehold valuation tribunal.
- (2) In this section “relevant contribution”, in relation to a tenant and any works or agreement, is the amount which he may be required under the terms of his lease to contribute (by the payment of service charges) to relevant costs incurred on carrying out the works or under the agreement.
- (3) This section applies to qualifying works if relevant costs incurred on carrying out the works exceed an appropriate amount.
- (4) The Secretary of State may by regulations provide that this section applies to a qualifying long term agreement—
 - (a) if relevant costs incurred under the agreement exceed an appropriate amount, or
 - (b) if relevant costs incurred under the agreement during a period prescribed by the regulations exceed an appropriate amount.
- (5) An appropriate amount is an amount set by regulations made by the Secretary of State; and the regulations may make provision for either or both of the following to be an appropriate amount—
 - (a) an amount prescribed by, or determined in accordance with, the regulations, and

- (b) an amount which results in the relevant contribution of any one or more tenants being an amount prescribed by, or determined in accordance with, the regulations.
- (6) Where an appropriate amount is set by virtue of paragraph (a) of subsection (5), the amount of the relevant costs incurred on carrying out the works or under the agreement which may be taken into account in determining the relevant contributions of tenants is limited to the appropriate amount.
 - (7) Where an appropriate amount is set by virtue of paragraph (b) of that subsection, the amount of the relevant contribution of the tenant, or each of the tenants, whose relevant contribution would otherwise exceed the amount prescribed by, or determined in accordance with, the regulations is limited to the amount so prescribed or determined.

Consultation requirements: supplementary

Section 20ZA

Where an application is made to the appropriate tribunal for a determination to dispense with all or any of the consultation requirements in relation to any qualifying works or qualifying long term agreement, the tribunal may make the determination if satisfied that it is reasonable to dispense with the requirements.

In section 20 and this section—

“qualifying works” means works on a building or any other premises, and
“qualifying long term agreement” means (subject to subsection (3)) an agreement entered into, by or on behalf of the landlord or a superior landlord, for a term of more than twelve months.

The Secretary of State may by regulations provide that an agreement is not a qualifying long term agreement—

if it is an agreement of a description prescribed by the regulations, or in any circumstances so prescribed.

In section 20 and this section “the consultation requirements” means requirements prescribed by regulations made by the Secretary of State.

Regulations under subsection (4) may in particular include provision requiring the landlord—

to provide details of proposed works or agreements to tenants or the recognised tenants’ association representing them,

to obtain estimates for proposed works or agreements,

to invite tenants or the recognised tenants’ association to propose the names of persons from whom the landlord should try to obtain other estimates,

to have regard to observations made by tenants or the recognised tenants’ association in relation to proposed works or agreements and estimates, and

to give reasons in prescribed circumstances for carrying out works or entering into agreements.

Regulations under section 20 or this section—

may make provision generally or only in relation to specific cases, and

may make different provision for different purposes.

Regulations under section 20 or this section shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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.

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.

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.

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.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).