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**Residential  
Property**  
TRIBUNAL SERVICE

**RESIDENTIAL PROPERTY TRIBUNAL SERVICE  
DECISION OF THE LEASEHOLD VALUATION TRIBUNAL for the  
LONDON RENT ASSESSMENT PANEL**

**LANDLORD AND TENANT ACT 1985 SECTION 20ZA**

LON/00AZ/LDC/2007/0026

**Premises:** 58A & 58B Wood Vale  
Forest Hill  
London SE23 3ED

**Applicant/Landlord** L B of Lewisham

**Represented by:** Lewisham Homes Legal Services

**Respondent/Tenants:** Ms. D Davies – Flat A  
Mr. B Wilson – Flat B

**Tribunal:** Ms. L M Tagliavini  
Mr. D Banfield, FRICS  
Dr. A Fox

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**Preamble:**

This is an application made pursuant to section 20ZA Landlord and Tenant Act 1985 seeking a dispensation of the requirements of the consultation procedures in respect of proposed (major) works to the subject premises. The Applicant proposes to carry out major and urgent works to the structure of the premises including underpinning,

work to the roof and external works to the paths and surroundings as well as internal works of repair. It is the Applicant's view that these works are urgently required and should be undertaken as soon as possible in order to minimise any discomfort and inconvenience experienced by the tenants. By emails dated 22/5/07 and 21/5/07 from Ms. Davies and on behalf of Mr. Wilson respectively, the Respondents gave their consent to the consultation procedures being waived.

Therefore the Tribunal determines it is appropriate that:

1. The consultation procedures and requirements pursuant to section 20ZA L&T 1985 are waived in respect of the works proposed and identified by the Applicant in its application to the Tribunal.

Chairman:.....

Dated:.....

*W. Tadiavine*

*26/5/07*