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**HM COURTS & TRIBUNAL SERVICE**

**Decision / Reasons of a**

**LEASEHOLD VALUATION TRIBUNAL**

**of the**

**Northern Rent Assessment Panel**

<b>Property</b>	96/98 Huskisson Street, Liverpool L8 7LS
<b>Applicant</b>	Liverpool Housing Trust
<b>Applicant's representative</b>	Brabners Chaffe Street LLP
<b>Respondents</b>	Dr A Miah and Dr B Garcia Dr D Young Dr A Macpherson Dr H Nik and Mr R Jacobs Dr O Jones Mrs G Hughes
<b>Case Number</b>	MAN/00BY/LDC/2011/0018
<b>Type Of Application</b>	Application for the Tribunal to determine that it is reasonable to dispense with the consultation requirements under section 20 of the Landlord and Tenant Act 1985 ('the Act') regarding qualifying works (section 20ZA of the Act)
<b>The Tribunal</b>	A Robertson (chairman) E Thornton-Firkin

**Background**

1. The Applicants ask the Tribunal to determine that it is reasonable to dispense with the consultation requirements of section 20 of the Act with regard to works carried out on water pumps at the above properties in December 2011.
2. The Application is dated 22 December 2011.
3. The work required is as a result of the failure of existing water pumps resulting in low pressure, and on occasions, complete loss of water supply. The total cost of the works is £3,468 including VAT and due to the nature of the work specialist engineers were required to supply and fit the required parts.

4. Directions were sent by the Tribunal to the parties on 25 January 2012 inviting submission of reasoned objections to the Application on or before 15 February 2012.
5. No such objections were received by the Tribunal. Indeed the Tribunal received copies of correspondence from each Respondent agreeing to the qualifying works proceeding.

#### **Determination**

6. Given the urgency of the works and the likelihood that failure to carry them out would result in inadequate or lack of water supply to the occupiers, the Tribunal determines that dispensation of the consultation requirements is reasonable.
7. This decision does not concern the reasonableness or otherwise of the service charge costs resulting from such works and is limited to the dispensation of the section 20 requirements.

Mr A. Robertson,  
Chairman of the Leasehold Valuation Tribunal

Date: 21 February 2012