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

**Case Reference** : **LON/00AL/LDC/2013/0013**

**Property** : **36 Shooters Hill Road, London SE3  
7BD.**

**Applicant** : **Southern Land Securities Limited**

**Representative** : **Hamilton King Management  
Limited**

**Respondent** : **Various Lessees**

**Representative** : **None known**

**Type of Application** : **Application for Dispensation under  
S.20ZA Landlord & Tenant Act  
1985.**

**Tribunal Members** : **Miss. A. Hamilton-Farey LLB,  
FRICS, FCI Arb**

**Date of Decision** : **24 February 2014.**

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**DECISION**

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**Decisions of the Tribunal**

- (1) The Tribunal grants dispensation from the requirements to consult lessees in relation to emergency drainage works.

- (2) The Tribunal makes no determination on whether or not the works if carried out, will be of a reasonable standard or undertaken at a reasonable cost.

**Reasons for the Decision:**

- (3) The Tribunal received the application in relation to urgent drainage works on 28 January 2014.
- (4) Directions were issued on 5 February 2014 and amongst other things these required the respondent lessees to respond to the application stating whether or not they agreed to the application.
- (5) The Tribunal was made aware in a statement of case supplied by the applicants that the main drains to the property had fractured and that works were urgently required to re-line the drain. A notice of intention had been served on the lessees.
- (6) A hearing was listed for 20 February at 10.00am, however the agents had informed the Tribunal beforehand that they did not propose to attend, and did not believe that any lessees would attend.
- (7) No representations have been received from any of the lessees, and they did not attend the hearing, therefore the Tribunal considers that they have consented to the application and are content for the works to proceed as quickly as possible.
- (8) The Tribunal therefore grants dispensation from the remaining requirements under the Act.

Aileen Hamilton-Farey