

10702



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

Case reference : **LON/00AW/LDC/2015/0015**

Property : **39 Colville Terrace, London W11
2BX**

Applicant : **West 11 Properties Limited**

Representative : **Farrar Property Management**

Respondents : **The leaseholders of the 6 flats at
the property**

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

Tribunal judge : **Angus Andrew**

Date of decision : **23 March 2015**

DECISION

Decisions

1. I decline to dispense with the consultation requirements of Section 20 of the Landlord and Tenant Act 1985 ("the Act") in respect of the proposed roof works.

Reasons

2. The application was received on 30 January 2015. It was said to be urgent because the roof is leaking. Directions were issued on 10 February 2015. The applicant was directed to send its document bundle to both the tribunal and any objecting leaseholders by 6 March 2015. Any objecting leaseholders were given an opportunity to respond by 13 March 2015 and the application was to be determined during the week commencing 23 March 2015.
3. The applicant has failed to comply with the tribunal's directions. No bundles have been received from the applicant. The respondents have been denied the opportunity to effectively respond to the application. There is no evidence before me that would justify my granting dispensation.

Name: Angus Andrew

Date: 23 March 2015