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

**Case Reference** : **LON/00AY/LDC/2015/0090**

**Property** : **Commerce House, 258 – 260  
Coldharbour Lane, Brixton,  
London, SW9 8SG**

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

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

**Respondent** : **Various leaseholders**

**Representative** : **In person**

**Type of Application** : **For dispensation from the  
consultation requirements under  
S.20 Landlord & Tenant Act 1985.**

**Tribunal Members** : **Ms. A. Hamilton-Farey**

**Date of Decision** : **27 October 2015.**

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**DECISION**

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## **Decisions of the Tribunal**

1. The tribunal exercises its discretion, and grants dispensation from the requirements to consult under S.20 of the Landlord & Tenant Act 1985.

## **Background**

1. This is an application under section 20ZA of the Landlord & Tenant Act 1985 (the Act) on behalf of the Landlord Company for dispensation from the requirements to consult under S.20 of the Act and in relation to works to repair the roof of the building, following water leaks into the common parts. The landlord had scaffolding erected so that the roof could be inspected and the cost of scaffold was within the consultation requirements. The works themselves will exceed the requirements to consult and therefore the landlord now seeks to dispense with those requirements.
2. Directions were issued by the tribunal on 19 August that required any leaseholder who opposed the application to provide a statement of case to the tribunal and applicant.
3. No statements have been received.
4. The tribunal is therefore entitled to take the view that the leaseholders do not oppose the application and that dispensation should therefore be granted.
5. In the circumstances, the tribunal therefore exercises its discretion and grants dispensation from any of the remaining requirements to consult under S.20 of the Landlord & Tenant Act 1985.

Aileen Hamilton-Farey  
27 October 2015.