



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

Case Reference	:	LON/00BJ/LDC/2015/0064
Property	:	University Mansions, Lower Richmond Road, SW15 1EP
Applicant	:	Daejan Properties Limited
Respondents	:	The Long Leaseholders of University Mansions
Type of Application	:	Dispensation from statutory consultation (section 20ZA Landlord and Tenant Act 1985)
Tribunal Members	:	Mr M Martynski (Tribunal Judge) Mr L Jarero BSc FRICS
Date of Decision	:	30 June 2015

DECISION

Decision summary

1. Dispensation is granted from the requirements of section 20 Landlord and Tenant Act 1985 to consult with leaseholders concerning works carried out in 2014 to repair and maintain chimney stacks/structure above flat numbers 24, & 25 University Mansions.

Background and the application

2. The building in question is described as a residential block containing 31 apartments across six floors and a basement area.

3. The Applicant's application (made by its agent Ethical Leasehold Management Limited) is dated 11 May 2015.
4. Directions on the application were given on 29 May 2015. The directions placed the matter on the Paper Track to be considered without a hearing. No request was made for a hearing and accordingly we considered the application on the basis of the tribunal's file and the bundle of documents submitted by the Applicant's representative.
5. The Applicant's application concerns dispensation in respect of works carried out to chimney structures above flats 25 and 24. The detail of the application is fully and succinctly set out in the application and is not repeated in this decision.
6. Prior to the application being made the majority of leaseholders signed consents agreeing to waive consultation in respect of the works to the chimneys, those leaseholders are flat numbers; 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 12a, 14, 15, 16, 17, 19, 20as, 21, 22, 23, 24, 25, 27, 31, 33, 32& 35.
7. No responses were received from leaseholders in respect of the application to the tribunal.

Decision

8. The application is well set out and reasonable, no leaseholder has objected to it.
9. Dispensation is accordingly granted as follows:-

Dispensation from the requirements of section 20 Landlord and Tenant Act 1985 to consult with leaseholders concerning works carried out in 2014 to repair and maintain chimney stacks/structure above flat numbers 24, & 25 University Mansions.

Mark Martynski, Tribunal Judge

30 June 2015