



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

Case reference : **LON/00BD/LDC/2019/0182**

Applicant : **Grey GR Limited Partnership**

Respondent : **The lessees listed in the schedule to the application**

Property : **Evergreen House, King street,
Twickenham TW1 3RZ**

Date of Decision : **26th November 2019**

**DECISION ON AN APPLICATION UNDER SECTION 20ZA OF THE
LANDLORD AND TENANT ACT 1985**

Decision

1. On 11th November 2019 the tribunal considered an application under s.20ZA of the Landlord and Tenant Act 1985 without a hearing, no hearing having been requested by the parties.
2. The Application was for dispensation from the statutory consultation requirement in respect of urgent work to the communal soil stack serving the above property in order to prevent the overflow of sewage into an affected flat therein.
3. The works are said to be subject to the consultation requirement have been completed and an invoice received in the sum of £9,206.40 inclusive of VAT. This sum is exactly equal to the quotation received prior to the commencement of the works.
4. Directions were given by the tribunal on 18th of October 2019 for the conduct of the application. The Applicant has complied with those directions and no objection to the application has been received from any of the relevant lessees.
5. On the basis that the works appear to the tribunal to genuinely have been urgent and carried out on an emergency basis and that none of the lessees have seen fit to object to the application, the tribunal grants the dispensation from the consultations requirements as sought in the Application.

Tribunal Members:

Tribunal Judge Mullin

Mr. John Barlow JP FRICS