



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

<b>Case Reference</b>	:	<b>LON/00AG/LDC/2024/0151</b>
<b>Property</b>	:	<b>Prince Park Apartments, 52, Prince of Wales Road, London, NW5 3LN</b>
<b>Applicant</b>	:	<b>Hazelwood Properties Limited</b>
<b>Representative</b>	:	<b>Eight Asset Management Ltd</b>
<b>Respondent</b>	:	<b>Leaseholders of Prince Park Apartments</b>
<b>Representative</b>	:	<b>None</b>
<b>Type of Application</b>	:	<b>An application under section 20ZA of the Landlord and Tenant Act 1985 for dispensation from consultation prior to carrying out works</b>
<b>Tribunal Members</b>	:	<b>Mr I B Holdsworth FRICS</b>
<b>Date of Decision</b>	:	<b>13 November 2024</b>

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**DECISION**

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## **Decisions of the Tribunal**

The Tribunal determines that retrospective dispensation should be given from the consultation requirements in respect of the works to repair the service lift (the “**Lift Repair works**”) at the property Prince Park Apartments, 52, Prince of Wales Road, London, NW5 3LN as required under s.20ZA of the Landlord and Tenant Act 1985 (“**the Act**”) for the reasons set out below.

**This application does not concern the issue of whether any service charge costs will be reasonable or payable. The leaseholders will continue to enjoy the protection of Section 27a of the Act.**

The Tribunal directs the Applicant to send a copy of this Decision to the leaseholders and to display a copy in the common parts of the buildings.

## **The application**

1. The Applicant seeks a determination pursuant to s.20ZA of the Landlord and Tenant Act 1985 (“the 1985 Act”) to dispense with the statutory consultation requirements associated with carrying out Lift Repair works at Prince Park Apartments, 52, Prince of Wales Road, London, NW5 3LN (the “**property**”).
2. An application was received by the First-tier Tribunal dated 4 June 2024 seeking dispensation from the consultation requirements. Directions were issued to the Applicant on 24 June 2024. The Applicant did not comply with these Directions and subsequent strike out Directions were issued on 16 October 2024. Following the issue of the second Directions the Applicants made the relevant submissions to Tribunal for the application to proceed.
3. The Directions required the Applicant to advise the Respondents of the application and provide them with details of the proposed works including costs.
4. The relevant legal provisions are set out in the Appendix to this decision.

## **Parties’ submissions**

5. This matter was determined by written submissions. The Applicant submitted a bundle of relevant materials to the Tribunal.
6. No submissions were received from any Respondent.

## The background

7. The property which is the subject of this application comprises a seven storey purpose built block of 36 flats with a Doctors surgery at ground level. The Tribunal are told the service lift stopped operating in or around June 2024. The Tribunal understand repair works were subsequently carried to the lift drive inverter unit to ensure effective operation. This application seeks retrospective dispensation from the statutory consultation for these works.
8. In the brief statement of case Eight Asset Management Limited explains that the failure of the service Lift in or around May 2024 made access to upper floors difficult particularly for those residents with ambulant disabilities.
9. We are told following the failure of the Lift a stage 1 consultation was undertaken with the 36 leaseholders. Copies of the letters issued to the leaseholders as part of this initial consultation advising them of the need to carry out the works is provided in the bundle.
10. The Tribunal is provided with a single cost estimate for the Lift Repair works. A quote of £6,996 inclusive of Vat from Curtis Lifts {Reference 118394} dated 25 May 2024. The Directors of Hazelwood Properties Ltd decided to instruct Curtis Lifts, but no justification is given in the written submissions for the choice of contractor or why only one quotation was obtained.
11. The Applicant contends that the Lift Repair works were needed urgently to reduce the access difficulties to upper floors particularly for elderly and infirm residents of the premises.
12. This determination relies upon a bundle of papers which included the application, the Directions, Application, a brief Statement of Case, and copy of a specimen lease.
13. The only issue for the Tribunal to consider is whether it is reasonable to dispense with the statutory consultation requirements in respect of the Works. **This application does not concern the issue of whether any service charge costs are reasonable or payable.**

## The determination

14. The Tribunal has considered the papers lodged. There is no objection raised or submitted by the Respondent leaseholders.
15. The Applicants demonstrate a need to carry out the works urgently to reduce the inconvenience to residents at the property. It is apparent from the Applicants submission several elderly residents at the

property with impaired and limited mobility were particularly affected by the lift failure as they found use of the stairs difficult.

16. The Tribunal has not identified any prejudice to the leaseholder caused by the failure to comply with the statutory consultation procedure on this occasion.
17. It is for these reasons the Tribunal is satisfied it is appropriate to dispense with the consultation requirements for the Lift Repair works.
18. **It is the Applicant's responsibility to serve a copy of the Tribunal's decision on all Respondent leaseholders listed on the Application.**
19. **This decision does not affect the right of the Respondents to challenge the costs, payability or the standard of work should they so wish.**

**Valuer Chairman:** Ian B Holdsworth **Date:** 13 November 2024

## **Appendix of relevant legislation**

### **Section 20 of the Act**

- (1) Where this section applies to any qualifying works or qualifying long term agreement, the relevant contributions of tenants are limited in accordance with subsection (6) or (7) (or both) unless the consultation requirements have been either—
  - (a) complied with in relation to the works or agreement, or
  - (b) dispensed with in relation to the works or agreement by (or on appeal from) a leasehold valuation tribunal.
- (2) In this section “relevant contribution”, in relation to a tenant and any works or agreement, is the amount which he may be required under the terms of his lease to contribute (by the payment of service charges) to relevant costs incurred on carrying out the works or under the agreement.
- (3) This section applies to qualifying works if relevant costs incurred on carrying out the works exceed an appropriate amount.
- (4) The Secretary of State may by regulations provide that this section applies to a qualifying long-term agreement—
  - (a) if relevant costs incurred under the agreement exceed an appropriate amount, or
  - (b) if relevant costs incurred under the agreement during a period prescribed by the regulations exceed an appropriate amount.
- (5) An appropriate amount is an amount set by regulations made by the Secretary of State; and the regulations may make provision for either or both of the following to be an appropriate amount—
  - (a) an amount prescribed by, or determined in accordance with, the regulations, and
  - (b) an amount which results in the relevant contribution of any one or more tenant’s being an amount prescribed by, or determined in accordance with, the regulations.
- (6) Where an appropriate amount is set by virtue of paragraph (a) of subsection (5), the amount of the relevant costs incurred on carrying out the works or under the agreement which may be taken into account in determining the relevant contributions of tenants is limited to the appropriate amount.
- (7) Where an appropriate amount is set by virtue of paragraph (b) of that subsection, the amount of the relevant contribution of the tenant, or each of the tenants, whose relevant contribution would otherwise exceed the amount prescribed by, or determined in accordance with, the regulations is limited to the amount so prescribed or determined.

## **Rights of appeal**

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).