



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

**Tribunal reference :** LON/00BK/LDC/2025/0628

**Property :** 30 Floral Street, London WC2E  
9DP

**Applicant:** TTY Management BV

**Representative :** Mr A Nimba MRICS of Davis  
Brown Ltd

**Respondents** Various lessees

**Representative :**

**Type of application:** Dispensation from consultation  
requirements

**Tribunal members :** Judge S Brilliant  
10 Alfred Place, London WC1E 7LR

**Venue :**

**Date of decision :** 01 April 2025

**DECISION**

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1. This is an application made by Mr A. Nimba MRICS of Davis Brown Ltd (“the managing agents”) on behalf of the Applicant, its client.
2. The application is for dispensation from the consultation requirements of the Landlord and Tenant Act 1985 (“the 1985 Act”), pursuant to s.27ZA of the 1985 Act.
3. Section 20ZA(1) provides that:

"Where an application is made to [the FTT] for a determination to dispense with all or any of the consultation requirements in relation to any qualifying works ..., the tribunal may make the determination if satisfied that it is reasonable to dispense with the requirements."
4. 30 Floral Street, London WC2E 9DP is a purpose built 1980's block of 12 flats situated in Covent Garden (“the building”).
5. Directions were given on 05 February 2025.
6. This application concerns (a) the fire alarm panel and (b) emergency lighting at the building.
7. They failed their bi-annual tests carried out by Bonnell's Electrical Contractors Ltd (“Bonnell's”). On fire alarm panel and 44 emergency lights have been replaced.
8. The work has already been carried out as being necessary to prevent danger to the occupants of the building.
9. There has been no objection to the application for dispensation.
10. I am satisfied that it is reasonable to grant dispensation.
11. I note that there is an allegation by leaseholders that the works, which were carried out by Bonells by the choice and arrangement of the managing agents, were unreasonably expensive.
12. **This decision only relates to dispensation, not to the reasonableness of the work done or its costs. These can be challenged before the FTT if necessary in separate proceedings.**

**Name: Judge Brilliant**

**Date: 01 April 2025**

**Rights of appeal**

**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).**