



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

Case reference : **LON/00AP/LDC/2025/0932**

Property : **44 The Broadway, Crouch End, London,
N8 9SU**

Applicant : **Long Term Reversions (Harrogate)
Limited**

Representative : **Warwick Estates Property Management
Limited (managing agents)**

Respondents : **The leaseholders as per the application.**

Representative : **N/A**

Type of application : **Dispensation for consultation – s.20ZA
of the Landlord and Tenant Act 1985**

Tribunal member : **Judge Tagliavini**

Venue : **10 Alfred Place, London WC1E 7LR**

Date of decision : **10 March 2026**

DECISION

Decisions of the tribunal

- (1) The tribunal grants the applicant the dispensation from statutory consultation sought, in respect of the roof and associated works carried out in September 2025 by C&R Building Solutions in the sum of £3,109.81 (inc. VAT).
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The application

1. The applicant seeks retrospective dispensation from consultation pursuant to s.20ZA of the Landlord and Tenant Act 1985 in respect of urgent works to the roof above the top floor flat and to the guttering. The applicant's contractor advised that the box guttering had failed and that there are several cracked slates.

The background

2. The subject property is a block of 3 flats with a shop on the ground floor and basement.
3. The applicant informed the tribunal that no statutory consultation had been carried out, but the managing agents kept the leaseholders informed of the proposed works. The cost of works carried out in September 2025 by C&R Building Solutions was £3,109.81 (Inc. VAT).
4. The applicant stated that its contractor advised that the box guttering has failed and that there are several cracked slates that had led to the ingress of water into the subject building and in danger of affecting the electrical installations in the flats.
5. No statutory consultation was carried out by the applicant but its managing agents had kept the leaseholders informed of the necessary works.

The hearing

6. Neither party requested an oral hearing and therefore the tribunal determined the application using the 77 page digital bundle provided by the applicant. This included copies of quotations for the necessary works and the final invoice.
7. The applicant confirmed it had not received any objections to the works from the respondents.

The decision

8. The tribunal is satisfied that works to remedy the ingress of water into the subject property were urgent and causing damage to the property and presented a danger to the electrical installations.
9. The tribunal is also satisfied the respondents have not objected to the application and therefore have failed to show they have been caused any substantial prejudice by the absence of any statutory consultation prior to the works being carried out; *Daejan Investments Ltd v Benson & others* [2011] EWCA Civ 38.
10. Therefore, the tribunal grants the dispensation from consultation sought by the applicant in respect of works to the roof and gutters carried out in September 2025 by C&R Building Solutions in the sum of £3,109.81 (inc. VAT).

Name:

Judge Tagliavini

Date: 10 March 2026

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 should be made on Form RP PTA available at <https://www.gov.uk/government/publications/form-rp-pta-application-for-permission-to-appeal-a-decision-to-the-upper-tribunal-lands-chamber>

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).