



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

Case Reference : **LON/00BJ/LDC/2014/0014**

Property : **12 Spencer Park, Wandsworth,
London SW18 2SY**

Applicant : **The Mayor and Burgesses of the
London Borough of Wandsworth**

Representative : **Sharpe Pritchard Solicitors**

Respondent : **Various leaseholders**

Representative : **N/A**

Types of Application : **Application to dispense with
consultation requirements**

Tribunal Members : **Judge Tagliavini
Mr H Geddes**

**Date and venue of
Paper Determination** : **10 Alfred Place, London WC1E 7LR
23 June 2014**

Date of Decision : **23 June 2014**

DECISION

Decisions of the tribunal

1. The Tribunal determines that it is reasonable and appropriate to dispense with the consultation requirements of section 20 of the Landlord and Tenant Act 1985.

The premises

2. The premises comprise a 4-storey purpose built block consisting of 13 flats and maisonettes. There are 10 properties that are let on long leases with remaining 3 properties let on secure tenancies.

Preliminary matters

3. Neither party requested an oral hearing and the application was therefore determined on the papers.

The evidence

4. The Applicant provided the Tribunal with a lever arch file of documents and evidence in support of the application.

Reasons for the decisions of the tribunal

5. The Applicant seeks dispensation from the consultation procedures for emergency unplanned works to renew the lateral mains (the electricity cables which run from the main intake position to the fuse board in each property via the electricity meter) to the block following an electrical mains failure to flat 12G on 10 January 2013. The works were completed by 21 February 2013 at an estimated cost of £5,255.47.
6. The Tribunal received no objections to the application from any of the lessees and noted that three of the lessees indicated their support of the works. Therefore, the Tribunal is satisfied that the lessees knew of the application and had been provided with an opportunity to express their views.
7. In light of the urgent and essential nature of the works and in the absence of any objections raised or prejudice shown by any of the lessees the Tribunal determines that it is reasonable and appropriate to dispense with the requirements of the section 20 consultation procedures.