



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

**Case Reference** : **LON/00BJ/LDC/2014/01405**

**Property** : **311 Upper Richmond Road, London  
SW15 6SS**

**Applicant** : **Mr K Govind**

**Representative** : **Highstar Property Management**

**Respondent** : **Various lessees (as per attached  
Schedule to application)**

**Representative** : **N/A**

**Type of Application** : **To dispense with consultation  
requirements**

**Tribunal Members** : **Judge Tagliavini  
Mr L Jarero BSc FRICS**

**Date and venue of PTR** : **10 Alfred Place, London WC1E 7LR**

**Date of Directions** : **16 September 2014**

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**DECISION**

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## **The tribunal's decision**

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

## **Background**

2. In an application dated 27 August 2014 the applicant seeks the tribunal's dispensation in respect of works to replace corroded and leaking gas pipes serving the subject premises. In accordance with directions dated 29 August 2014 the tenants were notified of this application and given an opportunity to respond. The applicant did not seek an oral hearing and no opposition was made by any of the tenants to a paper determination of the application.

## **The premises**

3. The subject premises comprises a building converted into 13 two bedroom flats

## **The hearing (paper)**

4. The applicant provided the tribunal with a bundle of documents for the determination containing evidence in support of the application including evidence in respect of the urgent nature of the works, the extent of the works and the cost of the works and photographs of the works in progress. The tribunal also received a number of tenant's responses all indicating consent to the application. The tribunal received no response voicing any opposition to the application.

## **Reasons for the tribunal's decision**

5. The tribunal is satisfied that the works carried out to the replacement of gas pipes is both urgent and necessary. The tribunal notes that no tenant has voiced any opposition to the application or sought to show any prejudice caused to them by the lack of consultation in accordance with the requirements of section 20 of the Landlord and Tenant Act 1985. Therefore, the tribunal considers it reasonable and proportionate to exercise its discretion pursuant to section 20ZA and grant the applicant the dispensation sought.

Signed: Judge Tagliavini

Dated: 16 September 2014