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

Case Reference : LON/00AY/LDC/2016/0126

Property : 93 Albert Embankment, London
SE1 7TY

Applicant : Peninsula Heights Management
Company Limited

Respondents : The leaseholders of 93 Albert
Embankment

Type of Application : Dispensation from statutory
consultation (section 20ZA
Landlord and Tenant Act 1985)

Tribunal Judge : Mr M Martyński

Date of Decision : 1 February 2017

DECISION

Decision summary

1. Dispensation is granted from the requirements of section 20 Landlord and Tenant Act 1985 to consult with leaseholders in respect of the Applicant's proposal to enter into an agreement for the supply and installation of a door entry system.

Background, the application, evidence and responses

2. The Applicant is the management company in respect of the building which contains 39 flats.

3. The management company proposes to replace the current door entry phone system.
4. The application is dated 7 November 2016. Directions on the application were given on 17 November 2016. The directions placed the matter on the Paper Track to be considered without a hearing. All the leaseholders have been notified of the application. The tribunal received responses to the application from seven leaseholders all of whom agreed to the application.
5. I have considered the application on the basis of the tribunal's file and the bundle of documents submitted by the Applicant.

Decision

6. The Applicant's documents include a tender report from Rockline Security dated 10 January 2017. That report records that there were five tenders for the work and recommended that the tender from Security-By-Design in the sum of £26,963.60 (excluding VAT) be accepted.
7. Also contained in the Applicant's documents were copies of letters sent to the leaseholders informing them of the proposal to carry out the works.
8. Given that no leaseholder has objected to the application and that there is evidence that the works are the subject of a full and proper tender and that some consultation has taken place with leaseholders, dispensation is granted in the terms of paragraph 1 of this decision.

Mark Martyński, Tribunal Judge
1 February 2017