



Residential
Property
TRIBUNAL SERVICE

**RESIDENTIAL PROPERTY TRIBUNAL SERVICELEASEHOLD
VALUATION TRIBUNAL for the
LONDON RENT ASSESSMENT PANEL**

Application pursuant to section 20ZA Landlord and Tenant Act 1985 ("the Act").

Ref :LON/00AC/LDC/2008/0086

Premises:	1-16 Crown Terrace, Cricklewood Lane, London NW2 1EY	
Applicant:	Daejan Properties Limited	
Represented by:	Hammond Bale (Solicitors)	
Respondents:	Leaseholders:	Crown Terrace Flat No:
	Mr H Issacs and Ms F Cariban	1
	Mrs F Fitcher	1A
	GM Properties (London) Ltd	1B
	Ms S Taheri-Panah	2
	Ms A Matheu	3
	Mr A S Dinev	4
	Mr and Mrs V Rabadia	5
	Mr H Isaacs	6
	Mrs E A Casey	7
	CFL Property Services Ltd	8
	Mr F K Poku and Ms A J Poll	9
	Mr Macdonald and Mr Rowley	10
	Mr and Mrs K Jain	11
	Mr S Griffin	12
	Mr S I Robertson	14
	Mr P Malkani	16

TRIBUNAL

MR A J ENGEL M.A. (Hons.)
MR T SENNETT M.A. F.C.I.E.H.
MR D BANFIELD F.R.I.C.S.

DECISION

All the consultation requirements are dispensed with in relation to the following works (the works) in respect of the premises:-

Temporary support of parapet wall.

Erection of scaffolding to enable removal of defective parapet wall (subject to licence from Local Authority).

Replacement of corroded steel RSJs.

Re-instatement of parapet wall and shop signage.

REASONS

1. By written notice, dated 11th November 2008, the Applicant applied for a determination – pursuant to Section 20ZA of the Act – in respect of the works.
2. A copy of the Application was served by the Tribunal on all the Respondents together with a response form.
3. One response has been received – from Mr Robertson. He supports the application.
4. We are satisfied that the works are urgently required and that it is reasonable to dispense with the consultation requirements.

SIGNED

(A.J.ENGEL – Chairman)
17th December 2008