

## Annex B – Respondents’ Valuation

### Stage 1:

Ground Rent:	£52pa
YP for 48 years @ 6%	<u>16.3936</u>
	£ 852.47

### Stage 2:

F/H Entirety Value:	£135,000
Value of site @40%	<u>0.4</u>
	£ 54,000
Decapitalise @ 5.5%	<u>0.055</u>
	£ 2,970
YP 51 years @ 5.5%	17.2686
Deferred 48 years @ 5.5%	<u>0.4922</u>
	8.6204
	£25,602.59

### Stage 3:

Standing House value:	£100,000
Deferred 99 years at 5.5%	<u>0.0198</u>
	£ 1,980.00
	<b>£28,435.06</b>