

Annex C – Respondents' [corrected in bold] Valuation

Stage 1:

Ground Rent:	£52pa
YP for 48.82 years @ 6%	<u>15.6975</u>
	£ 816.27

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 50 years @ 5.5%	16.9315
Deferred 48.82 years @ 5.5%	<u>0.0733</u>
	<u>1.2411</u>
	£ 3,686.07

Stage 3:

Standing House value:	£100,000
Deferred 99.82 years at 5.5%	<u>0.0048</u>
	£ 480.00
	£ 4,982.34