

Annex D – Tribunal’s Valuation and Determination

Stage 1:

Ground Rent:	£52pa
YP for 48.82 years @ 6.5%	<u>14,6736</u>
	£ 763.03

Stage 2:

F/H Entirety Value:	£150,000
Value of site @30%	<u>0.3</u>
	£ 45,000
Decapitalise @ 5.25%	<u>0.0525</u>
	£ 2,363
YP 50 years @ 5.25%	17.5728
Deferred 48.82 years @ 5.25%	<u>0.0822</u>
	1.4444
	£3,413.12

Stage 3:

Standing House value:	£145,000
Deferred 99.82 years at 5.25%	<u>0.00637</u>
	£ 923.65
	£5,099.80
	Say £5,100