



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

Case Reference : **LON/00AM/OLR/2018/0853**

Property : **First & Second Floor,
297 Glyn Road
London E5 0JP**

Applicant : **Victoria Honeyghan**

Representative : **Cavendish Legal Group**

Respondent : **Marian Pius Costello**

Type of Application : **Determination of terms of lease
extension (missing landlord)**

Tribunal Members : **Mr N Martindale FRICS**

Date of Decision : **14 August 2018**

DECISION

Decision

1. The premium to be paid by the applicants for the lease extension at First and Second Floor Maisonette, 297 Glyn Road, London E5 0JP, registered at HM Land registry under title number EGL210862 (the "Property") is **£36,000**. The draft deed of surrender and re-grant attached as an appendix to the applicants bundle, is approved.

Introduction

2. This is an application made under Section 50 and 51 of the Leasehold Reform, Housing and Urban Development Act 1993 ("the Act") for a determination of the premium to be paid and the terms of an

acquisition of an extension to the leasehold interest in the Property. The relevant legal provisions are set out in Appendix to this decision.

3. The Property is a first and second floor maisonette, being the upper levels of a three storey building. The building was formerly a ground floor shop and upper parts, in part of a residential terrace. The upper floors constitutes a separate dwelling and the former shop was converted into a separate self contained flat. The whole Property dates from the 1890's, the residential conversions from the 1980's.
4. The Applicant is the long leaseholder of the Property holds her interest under the terms of a lease dated 19 November 1987, registered under title number EGL210862. That lease was granted by the Respondent to Leah Archer and William Marshall for a term of 99 years from 25 December 1986. The lease reserves a rising ground rent: The first 33 years, £50 pa; the next 33 years £100 pa; the next 33 years £150 pa. The residual term of the lease is now vested in the Applicant, registered as leasehold proprietor on 23 December 2003.
5. The registered freehold proprietor of the Property remains unchanged from the landlord at the grant of this lease and is the Respondent. She was registered as such under title number LN176730 on 27 February 1987.
6. By order made by District Judge Hayes on 20 June 2018 and on the court being satisfied that the respondent could not be found, the matter was referred to this Tribunal for determination of the terms of a lease extension under S.51(5); that following this the Applicant will surrender her lease and a new lease will be granted; and that the new lease will be executed by Mr J Frankel of Cavendish Legal Group Limited in accordance with S.5(3) of Leasehold Reform Housing and Urban Development Act 1993.
7. The Tribunal considered the issue on the papers submitted by the applicants, without a hearing, in accordance with directions issued on 29 June 2018. The case was to be determined in the week commencing 13 August 2018.
8. The Tribunal's jurisdiction is derived from the order made by the court on 20 June 2018.

Statutory Basis

9. Part 2, Schedule 13 to the Act provides that the price to be paid by the leaseholder, the applicant for the new leasehold interest where there is no intermediary head leaseholder, applies here.

10. The premium payable in respect of the grant of a new lease is the total of: (a) the diminution in value of the landlord's interest in the tenant's flat as determined in accordance with paragraph 3, (b) the landlord's share of the marriage value as determined in accordance with paragraph 4, and (c) any amount of compensation payable to the landlord under paragraph 5.
11. The diminution is: 3(1) The diminution in value of the landlord's interest is the difference between (a) the value of the landlord's interest in the tenant's flat prior to the grant of the new lease; and (b) the value of his interest in the flat once the new lease is granted.
12. Paragraph 4 of the Schedule, as amended, provides that the freeholder's share of the marriage value is to be 50%, and that any marriage value is to be ignored where the unexpired term of the lease exceeds eighty years at the valuation date. Here it is included as the unexpired term is less than eighty years.
13. Paragraph 5 of the Schedule provides for the payment of compensation for other loss resulting from the enfranchisement.

Evidence

14. The applicants have provided a valuation report dated 26 February 2018 by Tim Henson of Messrs Clarke Hillyer Chartered Surveyors ("Valuation Report").
15. Having considered the contents of the Valuation Report and the opinions expressed by the valuer, the Tribunal is broadly satisfied that the method adopted is appropriate to determine the premium for the new lease for the Property. The Tribunal accepts the description of the Property and its location as stated.
16. A photograph of the exterior of the Property was included in the Valuation Report. The Tribunal did not consider it necessary or proportionate to carry out an inspection of the Property.

Valuation

17. The first and second floor maisonette at 297 Glyn Road E5 oJP, consists of a private front entrance hall, stairs to the first floor, reception room/ kitchen, bathroom/WC and two bedrooms and a study on the second floor. There is access via rear open staircase to the rear garden.
18. Entry to the hallway is via a small front garden. There is no off street parking or garage.

19. It is stated in the Valuation Report that the first floor rooms have been opened up between kitchen and living room and a freestanding roof terrace added above a rear ground floor flat roof. It is assumed that had such obtaining consent of a landlord been possible, it would have been granted without premium. Any benefit of these improvements has been excluded from the valuation.
20. The valuation date prescribed by section 51(1) of the Act is the date of the applicants' application to the court namely 26 February 2018. The unexpired residue of the lease for the maisonette is 67.83 years.
21. Mr Henson's assessment of the market value of both flats is based on evidence of completed sales of three comparables. Two have long leases of well over 125 years unexpired, and all are within a 0.5km, and are large split level maisonettes, two of which have access to gardens. Making small adjustments for time between the sale dates, lack of garden here, and immediate surroundings produced a series of values between £540,000 and £560,000, averaging £550,000. Mr Henson adopts a long leasehold value for the Property of £550,000.
22. The Tribunal is satisfied with the relevance and detail of the three comparable property sales provided in the Valuation Report and the valuer's analysis of each in the assessment of the value of new long lease of the Property.
23. The Tribunal notes and accepts the 1% adjustment by Mr Henson in uplifting the long lease value to its notional freehold value.
24. Mr Henson having considered the RICS published graphs of relativity, which for 67.83 years show a range of 89.62% to 92.13% and adopts the average of 90.9% excluding the SE Leasehold date graph for property outside London and duly applies this percentage relativity.
25. Mr Henson also considers that more consideration needs to be given to the impact of the 'no At World'. While he is unable to refer to a specific authority for this he refers to an deduction of 2-3% on this to reflect that. From the foregoing he adopts a 'blend' of relativity outcomes at 89.9%.' The Tribunal agrees with the need to reflect the absence of rights of extension as assumed under the Act and accepts the adjustment to 89.9% relativity here.
26. The diminution in the value of the landlord's interest in the tenants' maisonette is represented first by the capitalised value of the ground rent receivable under their lease. That small income stream is capitalised by Mr Henson at 7%, which the Tribunal accepts is appropriate in this case owing to the low, rising but still modest ground rent.

27. Next, the effect of the lease extension will deprive the landlord of the property for a further 90 years in addition to the current unexpired term. The present value of that delayed reversion is determined by applying a deferment rate to the freehold value of the flat. The deferment rate appropriate for leasehold flats in Central London was authoritatively determined to be 5% in the case of *Earl Cadogan v Sportelli* (2006) LRA/50/2005. Mr Henson also adopts the Sportelli deferment rate of 5% which the Tribunal accepts.
28. The marriage value is to be shared equally between the parties, as required by the Act.
29. The Tribunal accepts the valuation for the property, as produced by Mr Henson and in particular his final opinion of value of £36,000 as expressed in his Valuation Report. The Tribunal has therefore not produced its own valuation.
30. The premium to be paid by the applicant for the new lease of the Property is therefore **£36,000, (Thirty Six Thousand Pounds)**.

Name: Neil Martindale

Date: 14 August 2018

Appendix

Leasehold Reform, Housing and Urban Development Act 1993

S.50 Applications where landlord cannot be found.

(1) Where—

(a) a qualifying tenant of a flat desires to make a claim to exercise the right to acquire a new lease of his flat, but

(b) the landlord cannot be found or his identity cannot be ascertained,

the court may, on the application of the tenant, make a vesting order under this subsection.

(2) Where—

(a) a qualifying tenant of a flat desires to make such a claim as is mentioned in subsection (1), and

(b) paragraph (b) of that subsection does not apply, but

(c) a copy of a notice of that claim cannot be given in accordance with Part I of Schedule 11 to any person to whom it would otherwise be required to be so given because that person cannot be found or his identity cannot be ascertained,

the court may, on the application of the tenant, make an order dispensing with the need to give a copy of such a notice to that person.

(3) The court shall not make an order on any application under subsection (1) or (2) unless it is satisfied—

(a) that on the date of the making of the application the tenant had the right to acquire a new lease of his flat; and

(b) that on that date he would not have been precluded by any provision of this Chapter from giving a valid notice under section 42 with respect to his flat.

(4) Before making any such order the court may require the tenant to take such further steps by way of advertisement or otherwise as the court thinks proper for the purpose of tracing the person in question; and if, after an application is made for a vesting order under subsection (1) and before any lease is executed in pursuance of the application, the landlord is traced, then no further proceedings shall be taken with a view to a lease being so executed, but (subject to subsection (5))—

(a) the rights and obligations of all parties shall be determined as if the tenant had, at the date of the application, duly given notice under section 42 of his claim to exercise the right to acquire a new lease of his flat; and

(b) the court may give such directions as the court thinks fit as to the steps to be taken for giving effect to those rights and obligations, including directions modifying or dispensing with any of the requirements of this Chapter or of regulations made under this Part.

(5) An application for a vesting order under subsection (1) may be withdrawn at any time before execution of a lease under section 51(3) and, after it is withdrawn, subsection (4)(a) above shall not apply; but where any step is taken (whether by the landlord or the tenant) for the purpose of giving effect to subsection (4)(a) in the case of any application, the application shall not afterwards be withdrawn except—

(a) with the consent of the landlord, or

(b) by leave of the court,

and the court shall not give leave unless it appears to the court just to do so by reason of matters coming to the knowledge of the tenant in consequence of the tracing of the landlord.

(6) Where an order has been made under subsection (2) dispensing with the need to give a copy of a notice under section 42 to a particular person with respect to any flat, then if—

(a) a notice is subsequently given under that section with respect to that flat, and

(b) in reliance on the order, a copy of the notice is not to be given to that person,

the notice must contain a statement of the effect of the order.

(7) Where a notice under section 42 contains such a statement in accordance with subsection (6) above, then in determining for the purposes of any provision of this Chapter whether the requirements of Part I of Schedule 11 have been complied with in relation to the notice, those requirements shall be deemed to have been complied with so far as relating to the giving of a copy of the notice to the person referred to in subsection (6) above.

51 Supplementary provisions relating to vesting orders under section 50(1).

(1) A vesting order under section 50(1) is an order providing for the surrender of the tenant's lease of his flat and for the granting to him of a new lease of it on such terms as may be determined by a leasehold valuation tribunal to be appropriate with a view to the lease being granted to him in like manner (so far as the circumstances permit) as if he had, at the date of his application, given notice under section 42 of his claim to exercise the right to acquire a new lease of his flat.

(2) If a leasehold valuation tribunal so determines in the case of a vesting order under section 50(1), the order shall have effect in relation to property which is less extensive than that specified in the application on which the order was made.

(3) Where any lease is to be granted to a tenant by virtue of a vesting order under section 50(1), then on his paying into court the appropriate sum there shall be executed by such person as the court may designate a lease which—

(a) is in a form approved by a leasehold valuation tribunal, and

(b) contains such provisions as may be so approved for the purpose of giving effect so far as possible to section 56(1) and section 57 (as that section applies in accordance with subsections (7) and (8) below);

and that lease shall be effective to vest in the person to whom it is granted the property expressed to be demised by it, subject to and in accordance with the terms of the lease.

(4) In connection with the determination by a leasehold valuation tribunal of any question as to the property to be demised by any such lease, or as to the rights with or subject to which it is to be demised, it shall be assumed (unless the contrary is shown) that the landlord has no interest in property other than the property to be demised and, for the purpose of excepting them from the lease, any minerals underlying that property.

(5) The appropriate sum to be paid into court in accordance with subsection (3) is the aggregate of—

(a) such amount as may be determined by a leasehold valuation tribunal to be the premium which is payable under Schedule 13 in respect of the grant of the new lease;

(b) such other amount or amounts (if any) as may be determined by such a tribunal to be payable by virtue of that Schedule in connection with the grant of that lease; and

(c) any amounts or estimated amounts determined by such a tribunal as being, at the time of execution of that lease, due to the landlord from the tenant (whether due under or in respect of the tenant's lease of his flat or under or in respect of any agreement collateral thereto).

(6) Where any lease is granted to a person in accordance with this section, the payment into court of the appropriate sum shall be taken to have satisfied any claims against the tenant, his personal representatives or assigns in respect of the premium and any other amounts payable as mentioned in subsection (5)(a) and (b).

(7) Subject to subsection (8), the following provisions, namely—

(a) sections 57 to 59, and

(b) section 61 and Schedule 14,

shall, so far as capable of applying to a lease granted in accordance with this section, apply to such a lease as they apply to a lease granted under section 56; and subsections (6) and (7) of that section shall apply in relation to a lease granted in accordance with this section as they apply in relation to a lease granted under that section.

(8) In its application to a lease granted in accordance with this section—

(a) section 57 shall have effect as if—

(i) any reference to the relevant date were a reference to the date of the application under section 50(1) in pursuance of which the vesting order under that provision was made, and

(ii) in subsection (5) the reference to section 56(3)(a) were a reference to subsection (5)(c) above; and

(b) section 58 shall have effect as if—

(i) in subsection (3) the second reference to the landlord were a reference to the person designated under subsection (3) above, and

(ii) subsections (6)(a) and (7) were omitted.