



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

Case Reference : **LON/00AP/OCE/2024/0621**

Property : **28A and 28B Crossfield Road,
London N17 6AY**

Tenants : **(1) Ms H Loades
(2) Ms J Morton**

Landlords : **(1) Mr J Smith
(2) Ms S Bartlett**

Type of Application : **Amount of premium
payable in a missing
landlord collective
enfranchisement case**

Tribunal : **Judge S Brilliant
Ms S Redmond MRICS**

Date : **15 January 2025**

DECISION

The Tribunal determines £15,702 is the appropriate sum to be paid into court

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1. This is the determination of the price to be payable under Schedule 6 to the Leasehold Reform etc Act 1993, and where the landlord cannot be found, pursuant to s.27(5)(a).
2. 28 Crossfield Road, London N17 6AY (“the property”) is a substantial two-storey centre terrace double-bayed house, which forms part of a terrace of contemporaneous houses of similar kind and has been converted into two self-contained flats, one on each floor.
3. A valuation report has been prepared by Mr Alan Cohen Bsc FRICS IRRV

of Talbots Surveyors & Valuers Ltd, Devonshire House, 107 Manor Way, Boreham Wood WD6 1LT, dated 19th November 2024.

4. Mr Cohen's conclusion is that the price payable by his clients is £15,702. This is based on a valuation of £7,851.00 in respect of each of the two flats.

5. It is our practice to look very carefully at an expert's report in the case of a missing landlord because the Tribunal does not have the benefit of an expert's report commissioned on behalf of the landlord.

6. However, after a careful reading of Mr Cohen's report, we find:

- (a) the date of valuation to be correct;
- (b) the length of the unexpired terms to be correct;
- (c) the capitalisation rate of 8% to be reasonable and appropriate;
- (d) the deferment rate of 5% to be reasonable and appropriate;
- (e) the comparables to be appropriate;
- (g) the methodology to be correct.

7. We adopt and determine the elements for the premium calculation set out by Mr Cohen. The premium payable is therefore £15,702.

8. We confirm the draft TR1 [pages 105-109 of the hearing bundle].

9. A copy of Mrs Cohen's calculation is attached [page 67 of the hearing bundle].

Judge: S Brilliant

Date: 15 January 2025