



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

Case reference	:	LON/00BK/OCE/2025/0030
Property	:	17 Lanhill Road, London, W9 2BS
Applicants	:	(1)Mr Luke Benjamin Harding (2) Mr Samuel Charles Payne (3) Ms Laura Jane Brown (4) Ms Nancy Rose Coburn
Representative	:	Collins Benson Goldhill LLP
Respondents	:	Ms Dionne Russell
Representative	:	Not applicable – missing landlord
Type of application	:	Application under sections 50 and 51 of the Leasehold Reform Housing & Urban Development Act 1993
Tribunal members	:	Valuer Chairman Mr I B Holdsworth FRICS RICS Registered Valuer
Venue	:	Remote
Date of paper determination	:	14 January 2026

DECISION

Decisions of the Tribunal

- (1) The Tribunal determines the price to be paid by the applicants for the purchase of the freehold interest is **£70,600**.
- (2) The terms of the draft transfer are provided for in paragraph 12 below.

The background

1. This is an application pursuant to a vesting order made by District Judge Griffiths at the County Court Willesden on 16 May 2025 under section 26 of the Leasehold Reform Housing and Urban Development Act 1993 (“**the 1993 Act**”).
2. Section 26(1) of the 1993 Act concerns claims for collective enfranchisement where the relevant landlord cannot be found or fails to engage with the enfranchisement process. It enables the court to make a vesting order in respect of any interests of the landlord which are liable to acquisition.
3. Under section 27 of the 1993 Act, the role of the Tribunal is to determine the appropriate sum to be paid into court in respect of the landlord’s interests.
4. The applicants in this matter are the qualifying tenants of the lower ground, second and third floor flats, namely Mr Luke Benjamin Harding, Ms Nancy Rose Coburn and joint tenants Mr Samuel Charles Payne and Ms Laura Jane Payne. The three flats together with the two none participating flats and appurtenant land constitute 17 Lanhill Road, London, W9 2BS (“**the Property**”).
5. On 24 June 2024, the applicants issued a Part 8 Claim in the County Court at Willesden for an order pursuant to section 26(1) of the 1993 Act vesting the freehold interest in the Property in the applicants. The applicants have been unable to ascertain the whereabouts of the respondent freeholders and were, therefore, unable to serve a notice on them pursuant to Section 13 of the 1993 Act.
6. The applicant has provided the tribunal with two valuation reports prepared by Mr Ross G Maunder Taylor MRICS AMAE RICS Registered Valuer, dated 13 November 2023 and 4 December 2025. Mr Maunder Taylor was of the view the total premium payable for the freehold in his initial opinion was £56,600 and this was subsequently reduced to £50,900 in his report dated 4 December 2025.
7. The submitted valuation report provides an explanation and justification for his opinion of the different premium sums payable for the enfranchisement. It includes comparable sales' transaction evidence and an Expert opinion to justify the capitalisation and deferment rates adopted. The Expert references several First tier Tribunal decisions and applies the statutory approach to the valuation.
8. The tribunal has relied upon their knowledge and experience of the property market in the locality in making this determination. They have also had regard for recent and relevant Upper Tribunal decisions. The tribunal has adopted the report dated 4 December 2025 as the relevant valuation document.

The determination

9. The tribunal accepts the opinions expressed by Mr Maunder Taylor in his valuation report dated 4 December 2025, save that:

- (i) the Expert made an error in the calculation of the current value of the freeholder's interest. The sum of £120 pa was used as ground rent for reversionary period 3 instead of the correct ground rent sum of £1200 pa. The tribunal valuation has applied the correct value in their calculation.
- (ii) The tribunal do not agree with the reasoning offered to justify the capitalisation and deferment rate of 8% adopted by the Expert. The ground rent is not onerous by current market standards with an annual ground rent charge that falls significantly below the 0.1% of capital value. Mortgage lenders or purchasers would not deem this level of ground rent of concern. It is for this reason the tribunal adopt the capitalisation rate of 6.5% .
- (iii) The tribunal are of the opinion the sum of £100 offered as the market value for the appurtenant property taken by the applicants on enfranchisement is too low. There is a value in this interest to the freeholder which includes pathways and other common areas. The tribunal, in accordance with the 1993 Act provisions applies a value of £1,000 to the compensation payable for enfranchisement to be equally divided between the five properties. This is an increase of £900 to the sum proposed by the Expert. The assessed value is based upon the previous experience and knowledge of similar appurtenant land transactions at enfranchisement.

10. The collective enfranchisement valuation calculation prepared by the tribunal is at Appendix A. A summary of the valuation outcomes is in table 1 below.

Property: 17 Lanhill Road London W9 2BS			
Summary of premium sums payable			
Flat 1	Lower ground floor	£	14,500
Flat 2	Ground floor	£	13,940
Flat 3	First floor	£	13,890
Flat 4	Second floor	£	13,890
Flat 5	Third floor	£	13,380
Appurtenant property		£	1,000
Overall premium for enfranchisement		£	70,600

- 11. Accordingly, the tribunal determines that the premium to be paid in respect of the acquisition of the freehold of the property on statutory terms is **£70,600** less any summarily agreed costs. The matter of Costs should be addressed to the court.
- 12. In accordance with the directions given in the order the tribunal has reviewed the draft TR1 transfer included in the bundle at pages 55-59. It approves the draft TR1 transfer subject to the inclusion at **section 8** the sum **£70,600** less summarily agreed costs as the sum payable for the freehold.

13. This matter should now be returned to the County Court sitting at Willesden Court under claim number **LO1WI608** for the final procedures to take place.

Valuer Chairman: Ian B Holdsworth FRICS

Date: 15 January 2026

RIGHTS OF APPEAL

1. If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional Office which has been dealing with the case.
2. The application for permission to appeal must arrive at the Regional Office within 28-days after the Tribunal sends written reasons for the Decision to the person making the application.
3. If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e., give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

Property: 17 Lannhill Road London W9 2BS			
Flat 1: Lower Ground Floor			
Lease and Valuation Data			
Lease Term:	1/1/06		
Lease Expiry date:	12/31/30		
Unexpired term as at valuation date:	106.51	years	
Date of Valuation	6/27/24		
Rent receivable by landlord:			
Payable from valuation date for 6.51 years	£	400	
Payable from review date for 25 years	£	800	
Payable from review date for 25 years	£	1,200	
Payable from review date for 25 years	£	1,600	
Payable from review date for 106.51 years	£	2,000	
Values			
Unimproved Long Leasehold Value	£	580,000	
FHVP	£	585,800	
Capitalisation rate (%)	6.50		
Deferment rate (%)	5.00		
Value of Freeholders present interest			
Term 1			
Ground rent payable	£	400	
YP @ 6.51 years @ 6.5%		5.17426	£ 2,070
Term 2			
Ground rent payable	£	800	
YP @ 25 years @ 6.5%		12.19788	
Deferred for 6.51 years @ 6.5%		0.6637	£ 6,476
Term 3			
Ground rent payable	£	1,200	
YP @ 25 years @ 6.5%		12.19788	
Deferred for 31.51 years @ 6.5%		0.1375	£ 2,012
Term 4			
Ground rent payable	£	1,600	
YP @ 25 years @ 6.5%		12.19788	
Deferred for 56.51 years @ 6.5%		0.0285	£ 556
Ground rent payable	£	2,000	
YP @ 25 years @ 6.5%		12.19788	
Deferred for 81.51 years @ 6.5%		0.0059	£ 144
Reversion			
Freehold value of flat	£	585,800	
PV of £1 in 106.51 years at 5%		0.00554	£ 3,242
Freeholders interest value			£ 14,500
Price payable to Freeholder			
Value of freeholders current interest			
			£ 14,500
Other compensation for loss incurred by freeholder			
Appurtenant property			£ -
Total			£ 14,500
Say			£ 14,500

Property: 17 Lannhill Road London W9 2BS				
Flat 2: Ground Floor Flat				
Lease and Valuation Data				
Lease Term:	1/1/06			
Lease Expiry date:	12/31/30			
Unexpired term as at valuation date:	106.51	years		
Date of Valuation	6/27/24			
Rent receivable by landlord:				
Payable from valuation date for 6.51 years	£	400		
Payable from review date for 25 years	£	800		
Payable from review date for 25 years	£	1,200		
Payable from review date for 25 years	£	1,600		
Payable from review date for 106.51 years	£	2,000		
Values				
Unimproved Long Leasehold Value	£	480,048		
FHVP	£	484,848		
Capitalisation rate (%)	6.50			
Deferment rate (%)	5.00			
Value of Freeholders present interest				
Term 1				
Ground rent payable	£	400		
YP @ 6.51 years @ 6.5%		5.17426	£	2,070
Term 2				
Ground rent payable	£	800		
YP @ 25 years @ 6.5%		12.19788		
Deferred for 6.51 years @ 6.5%		0.6637	£	6,476
Term 3				
Ground rent payable	£	1,200		
YP @ 25 years @ 6.5%		12.19788		
Deferred for 31.51 years @ 6.5%		0.1375	£	2,012
Term 4				
Ground rent payable	£	1,600		
YP @ 25 years @ 6.5%		12.19788		
Deferred for 56.51 years @ 6.5%		0.0285	£	556
Ground rent payable	£	2,000		
YP @ 25 years @ 6.5%		12.19788		
Deferred for 81.51 years @ 6.5%		0.0059	£	144
Reversion				
Freehold value of flat	£	484,848		
PV of £1 in 106.51 years at 5%		0.00554	£	2,684
Freeholders interest value			£	13,942
Price payable to Freeholder				
Value of freeholders current interest			£	13,942
Other compensation for loss incurred by freeholder				
Appurtenant property			£	-
Total			£	13,942
Say			£	13,940

Property: 17 Lannhill Road London W9 2BS			
Flat 3: First Floor flat			
Lease and Valuation Data			
Lease Term:	1/1/06		
Lease Expiry date:	12/31/30		
Unexpired term as at valuation date:	106.51	years	
Date of Valuation	6/27/24		
Rent receivable by landlord:			
Payable from valuation date for 6.51 years	£	400	
Payable from review date for 25 years	£	800	
Payable from review date for 25 years	£	1,200	
Payable from review date for 25 years	£	1,600	
Payable from review date for 106.51 years	£	2,000	
Values			
Unimproved Long Leasehold Value	£	470,046	
FHVP	£	474,746	
Capitalisation rate (%)			
Deferment rate (%)			
Value of Freeholders present interest			
Term 1			
Ground rent payable	£	400	
YP @ 6.51 years @ 6.5%		5.17426	£ 2,070
Term 2			
Ground rent payable	£	800	
YP @ 25 years @ 6.5%		12.19788	
Deferred for 6.51 years @ 6.5%		0.6637	£ 6,476
Term 3			
Ground rent payable	£	1,200	
YP @ 25 years @ 6.5%		12.19788	
Deferred for 31.51 years @ 6.5%		0.1375	£ 2,012
Term 4			
Ground rent payable	£	1,600	
YP @ 25 years @ 6.5%		12.19788	
Deferred for 56.51 years @ 6.5%		0.0285	£ 556
Ground rent payable	£	2,000	
YP @ 25 years @ 6.5%		12.19788	
Deferred for 81.51 years @ 6.5%		0.0059	£ 144
Reversion			
Freehold value of flat	£	474,746	
PV of £1 in 106.51 years at 5%		0.00554	£ 2,628
Freeholders interest value			£ 13,886
Price payable to Freeholder			
Value of freeholders current interest			£ 13,886
Other compensation for loss incurred by freeholder			
Appurtenant property			£ -
Total			£ 13,886
Say			£ 13,890

Property: 17 Lannhill Road London W9 2BS				
Flat 4: Second Floor Flat				
Lease and Valuation Data				
Lease Term:	1/1/06			
Lease Expiry date:	12/31/30			
Unexpired term as at valuation date:	106.51	years		
Date of Valuation	6/27/24			
Rent receivable by landlord:				
Payable from valuation date for 6.51 years	£	400		
Payable from review date for 25 years	£	800		
Payable from review date for 25 years	£	1,200		
Payable from review date for 25 years	£	1,600		
Payable from review date for 106.51 years	£	2,000		
Values				
Unimproved Long Leasehold Value	£	470,046		
FHVP	£	474,746		
Capitalisation rate (%)	6.50			
Deferment rate (%)	5.00			
Value of Freeholders present interest				
Term 1				
Ground rent payable	£	400		
YP @ 6.51 years @ 6.5%		5.17426	£	2,070
Term 2				
Ground rent payable	£	800		
YP @ 25 years @ 6.5%		12.19788		
Deferred for 6.51 years @ 6.5%		0.6637	£	6,476
Term 3				
Ground rent payable	£	1,200		
YP @ 25 years @ 6.5%		12.19788		
Deferred for 31.51 years @ 6.5%		0.1375	£	2,012
Term 4				
Ground rent payable	£	1,600		
YP @ 25 years @ 6.5%		12.19788		
Deferred for 56.51 years @ 6.5%		0.0285	£	556
Ground rent payable	£	2,000		
YP @ 25 years @ 6.5%		12.19788		
Deferred for 81.51 years @ 6.5%		0.0059	£	144
Reversion				
Freehold value of flat	£	474,746		
PV of £1 in 106.51 years at 5%		0.00554	£	2,628
Freeholders interest value			£	13,886
Price payable to Freeholder				
Value of freeholders current interest			£	13,886
Other compensation for loss incurred by freeholder				
Appurtenant property			£	-
			Total	£ 13,886
			Say	£ 13,890

Property: 17 Lannhill Road London W9 2BS					
Flat 5: Third Floor Flat					
Lease and Valuation Data					
Lease Term:	1/1/06				
Lease Expiry date:	12/31/30				
Unexpired term as at valuation date:	106.51	years			
Date of Valuation	6/27/24				
Rent receivable by landlord:					
Payable from valuation date for 6.51 years	£	400			
Payable from review date for 25 years	£	800			
Payable from review date for 25 years	£	1,200			
Payable from review date for 25 years	£	1,600			
Payable from review date for 106.51 years	£	2,000			
Values					
Unimproved Long Leasehold Value	£	380,037			
FHVP	£	383,837			
Capitalisation rate (%)	6.50				
Deferment rate (%)	5.00				
Value of Freeholders present interest					
Term 1					
Ground rent payable	£	400			
YP @ 6.51 years @ 6.5%		5.17426	£	2,070	
Term 2					
Ground rent payable	£	800			
YP @ 25 years @ 6.5%		12.19788			
Deferred for 6.51 years @ 6.5%		0.6637	£	6,476	
Term 3					
Ground rent payable	£	1,200			
YP @ 25 years @ 6.5%		12.19788			
Deferred for 31.51 years @ 6.5%		0.1375	£	2,012	
Term 4					
Ground rent payable	£	1,600			
YP @ 25 years @ 6.5%		12.19788			
Deferred for 56.51 years @ 6.5%		0.0285	£	556	
Ground rent payable	£	2,000			
YP @ 25 years @ 6.5%		12.19788			
Deferred for 81.51 years @ 6.5%		0.0059	£	144	
Reversion					
Freehold value of flat	£	383,837			
PV of £1 in 106.51 years at 5%		0.00554	£	2,125	
Freeholders interest value			£	13,382	
Price payable to Freeholder					
Value of freeholders current interest			£	13,382	
Other compensation for loss incurred by freeholder					
Appurtenant property			£	-	
Total				£	13,382
Say				£	13,380