



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

Case reference : **LON/00AT/OCE/2026/0031**

Property : **33 Glebe Street, Chiswick, London W4
2BD**

Applicants : **Steve David Salem
Richard Frederick Seal
Linda Norah Seal**

Representative : **Comptons Solicitors LLP**

Respondent : **Felix Myer Podro (missing landlord)**

Representative : **None**

Type of application : **Section 24 of the Leasehold Reform,
Housing and Urban Development Act
1993**

Tribunal members : **Deputy District Judge Samuel sitting as
a Tribunal Chair
Nicholas Powell MRICS**

Venue : **10 Alfred Place, London WC1E 7LR**

Date of decision : **24 June 2026**

DECISION

Hearing

This has been a remote hearing on the papers which has not been objected to by the parties. A face-to face hearing was not held because it was not practicable and no-one requested the same. The documents that we were referred to are in the Applicants' bundle of 225 pages. The Respondent has played no part in these proceedings, being a missing landlord. The order made is described at the end of these reasons.

Summary of the decisions of the tribunal

- (1) The tribunal determines that the premium payable by the applicants for the enfranchisement of the property situated at 33 Glebe Street, Chiswick, London W4 2BD is £764.
- (2) The Tribunal approves the terms of transfer in the form of TR1 relied upon by the applicants at pages 220 to 223 of the applicants' bundle of documents.

Background

1. On 9 December 2025 District Judge T Jenkins, sitting at the County Court at Brentford, made an order pursuant to Section 26(1) of the Leasehold Reform, Housing and Urban Development Act 1993 ("the Act") vesting the freehold title in 33 Glebe Street, Chiswick, London W4 2BD ("the property") in the Applicants.
2. The Judge ordered that the matter be transferred to this Tribunal to determine the terms upon which the applicants shall be entitled to acquire the property.

Evidence

3. The tribunal have been provided with a detailed valuation report by Mr Richard Stacey PGDipSurv, MRICS and RICS Registered Valuer dated 15 May 2026 in which he calculates the premium to be £764.

Property and lease details

4. The Respondent missing landlord is the lessor of the Property which comprises a two-storey linked terrace house which has been converted into two flats. The ground floor flat which has the benefit of a garden and an extension for a conservatory is a one bedroom flat. The first floor flat is a one bedroom flat.

5. The property is in the Chiswick area of West London in the London Borough of Hounslow. There is no parking at the property and the area has a residents' permit scheme. Both flats are accessed by the communal front door. Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority.

6. The particulars of the two flats are:

(i) Ground floor flat: This is occupied under a lease for a term of 999 years from 21st March 1979, with some 952.6 years unexpired, at the date of application to the Court. The ground rent is £25 per annum for the entire term of the lease. It comprises an entrance hall, double bedroom, bathroom, kitchen, reception room and conservatory. The front and rear gardens are demised to the Ground floor flat. The approximate floor area of the flat including the conservatory is 597 sq.ft (55.5 sq.m).

(ii) The first floor flat: This is occupied under a lease for a term of 999 years from 21st March 1979, with some 952.6 years unexpired at the date of application to the Court. The ground rent is £25 per annum for the entire term of the lease. It comprises a reception room, double bedroom, kitchen and shower room. The approximate floor area of the flat is 430 sq.ft (40 sq.m)

Valuation date

7. The valuation date is 13 August 2025, namely the date of the application to the Court.

Reasons for the Tribunal's determination

8. The tribunal accepts the valuation report of Mr Stacey. Also accepted is the valuation date relied upon by Mr Stacey of 13 August 2025, this being the date of issue of the applicants' claim in the County Court.

9. The tribunal considers that Mr Stacey's use of the figures of 7% (capitalisation rate) and 5% (deferment rate) are appropriate. These results in a combined value of £714.

10. Mr Stacey added £50 for the value of the appurtenant land (the front pathway) which the tribunal accepts.

11. For the reasons Mr Stacey outlines in his report the tribunal accepts that there should be no uplift in the valuation for potential development value of the roof space.

12. The tribunal agrees with Mr Stacey that as the leasehold has more than 80 years unexpired that the marriage value is nil.

13. In conclusion, the Tribunal accepts the valuation report of Mr Stacey and finds that the total premium payable by the applicants is £764, as set out in paragraph 11.2 of his report and based on his valuations in paragraph 11.3.

14. The tribunal approves the terms of the acquisition as set out in the form TR1 relied upon by the applicants at pages 221 to 223 of the applicants' bundle.

15. The tribunal now remits the application back to the County Court at Brentford for any final orders that may be required.

The premium

16. The tribunal determines the appropriate premium to be £764. A copy of its valuation calculation is annexed to this decision.

Name: Judge Samuel

Date: 24th June 2026

Appendix

Valuation of Ground and First Floor Flats, 3 Glebe Street, Chiswick, London W4 2 BD

Applying those determinations to the above matters, the Tribunal's valuation is as follows:

1. Ground Floor

Ground Rent	£25	
YP 952.6 years @ 7%	<u>14.2857</u>	£357

2. First Floor

Ground Rent	£25	
YP 952.6 years @ 7%	<u>14.2857</u>	£357

3. Appurtenant Land

Say		<u>£50</u>
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TOTAL		£764
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Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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.

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.

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.

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.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).