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**THE SOUTHERN RENT ASSESSMENT PANEL AND TRIBUNAL
LEASEHOLD VALUATION TRIBUNAL**

LEASEHOLD REFORM ACT SECTIONS 1, 9, 21 AND 27

CASE NO CHI/00HB/OAF/2004/0018

BETWEEN:

PROJECT PEOPLE LIMITED

Applicants

and

VALADON PROPERTIES LIMITED

Respondent

PROPERTY: 9 Alexandra Road, Clifton, Bristol, BS8 2DD

Members of the Tribunal

Mr A D McC Gregg, Solicitor, Chairman

Mr P E Smith, FRICS

Mr M J Ayres, FRICS

Date of Determination – 21st July 2005

REASONS FOR DECISION

1. INTRODUCTION

- 1.1 This is an application to the Leasehold Valuation Tribunal to determine the price payable under Section 9 of the Leasehold Reform Act 1967 for the freehold of 9 Alexandra Road, Clifton, Bristol, BS8 2DD ("The Premises").

- 1.2 The Applicant owns the property by way of a long lease dated the 20th of December 1882 for a term of 1,000 years at a fixed annual ground rent of £10.12s (£10.60) per annum, the residuc of the term being 877 years.
- 1.3 On the 1st of April 2005 Deputy District Judge, Hatvany, sitting at the Bristol County Court made an order that there be a declaration that the Applicants are entitled to acquire the freehold interest in the premises on terms to be determined by the Tribunal.
- 1.4 The Applicant produced a valuation by Mr J D Allen FRICS, a Partner in the firm of Maggs & Allen of 77 Whiteladies Road, Clifton, BS8 2NT.
- 1.5 Provisional Directions were given by the Tribunal Vice President, Mr John B Tarling MCMI, on the 13th of May 2005 providing, inter alia, that the parties exchange valuers' reports by the 6th of June 2005, each party supply a skeleton argument to the Tribunal by the 11th of July 2005 and that the target date for the hearing be Thursday the 21st of July 2005.
- 1.6 No valuer's report or skeleton argument have been received from the Respondents.

2. INSPECTION

- 2.1 The Tribunal inspected the premises in the presence of Mr Paul Deverson and Mr Jacek Miotla from the Applicants on the 21st of July 2005 prior to the determination.
- 2.2 The premises comprise a 3 storey semi-detached stone fronted house situated in a popular residential area close to the main Whiteladies Road shops and approximately 1 mile from the city centre. The property is thought to have been constructed in approximately 1885 and the accommodation briefly comprises the following. A self contained basement flat comprising a lobby, internal kitchen, 3 bedrooms (1 en suite), a bathroom and utility room. The ground floor comprises a porch, entrance hall, utility room, a communal living room, 2 rear rooms, a front room, communal kitchen. The mezzanine level comprised 2 shower rooms with wash basic and WC, a lobby and 5 bedrooms. On the top floor there was a further bedroom. Outside there was a garden front and rear and a garage used as storage space by the Applicants.

3. VALUATION EVIDENCE

- 3.1 The Applicant's surveyor has valued the premises on an open market basis at £750,000. He has valued the remaining term using a capitalisation rate of 10% at £106.

4. DETERMINATION

- 4.1 The Tribunal basically agrees with the approach taken by Mr Allen and whilst they do not necessarily agree with the open market value placed on the premises by Mr Allen the outstanding period of the lease of 877 years is so far distant as makes no difference.
- 4.2 The Tribunal did however feel that the appropriate multiplier should not be 10% but should be 5 ½%
- 4.3 The Tribunal therefore determined that the enfranchisement price and the consideration to be paid by the Applicants for the freehold interest in the property should be £193.00 (one hundred and ninety three pounds).
- 4.4 No representations had been received by the Respondents, as the freeholder, with regard to any costs incurred in respect of this application and accordingly no order was made with regard to the Respondent's costs.
- 4.5 The Tribunal therefore ordered that the freehold interest in the premises be transferred to the Applicants for the sum of £193.00 (one hundred and ninety three pounds).

Dated this 30th day of July 2005

Signed.....
Andrew Gregg (Chairman)