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LONDON RENT ASSESSMENT PANEL

**DECISION OF THE LEASEHOLD VALUATION TRIBUNAL
ON AN APPLICATION UNDER SECTION 25 OF THE
LEASEHOLD REFORM, HOUSING AND
URBAN DEVELOPMENT ACT 1993**

Case Reference: LON/00AQ/OCE/2012/0093

Premises: 35 Barchester Road, Harrow Weald, HA3 5HH

Applicants: (1) Mr Harbhamji Parbatji Sundavadra (Flat A)
(2) Mrs Shantaben Sudavadra
(3) Mr Vinayagarasa Pathmaruban (Flat D)

Representative: Property Legal Services

Respondent: (1) John Christopher Hill
(2) Patricia Ann Newby

Date of Paper Determination: 4th July 2012

Date of County Court Order: 4th April 2012

Leasehold Valuation Tribunal: Mr S. Shaw LLB (Hons) MCI Arb
Mr I Holdsworth FRICS

Date of Decision: 4th July 2012

DECISION

1. This case has been referred to the Tribunal by order of Deputy District Judge Arnold sitting in the Watford County Court on 4th April 2012. By virtue of that Order, a vesting order was made pursuant to the provisions of section 25(6)(a) of the Leasehold Reform, Housing and Urban Development Act 1993 (“the Act”), in respect of the above property, and in favour of the Applicants as named above. It was provided at paragraphs 3 and 4 of that Order that:

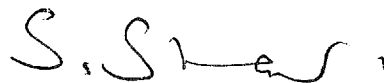
“Upon payment into Court of the sum of £19,000 by the Claimants.....there shall be executed by such person as the Court designate (sic) a conveyance in a form to be approved by a Leasehold valuation Tribunal (“LVT”) and containing such provisions as may (sic) be approved for the purpose of giving effect to the relevant terms of acquisition.

If required, a Proper Officer of the Court shall be authorised to sign the requisite transfer deed.”

2. The matter has therefore been referred to the Tribunal for the purpose of the Tribunal approving proposed terms of acquisition – which in this case is essentially the TR1 Transfer document, submitted by the Applicants’ solicitors. The price for the acquisition, which normally also occupies the Tribunal, has in this case been determined by the Court in its Order, and by operation of the provisions of section 25 of the Act.
3. The Tribunal has considered the draft TR1 Form submitted to the Tribunal, and approves it subject to the adjustments referred to below:
 - (1) In Box 5, the full names of the first and second Applicants should be set out (as in Box 6)
 - (2) In Box 7, the words **“in accordance with the Order of the Watford County Court, Claim Number 1 WD00921, made on 4th April 2012”** should be added
 - (3) In Box 8, the final box (marked **“Insert other receipt as appropriate”**) should have the “X” placed in it (and not the first box) and should have the words: **“The Transferees have paid into Court the sum of £19,000, in accordance with Order of the Watford County Court made on 4th April 2012.”**
 - (4) Box 10 – insert the full names of the Applicants
 - (5) Box 11 – add the words: **“...in accordance with the Order made by the Watford County Court on 4th April 2012.”**
 - (6) Box 12 – the full names of the Applicants should be set out

4. The alterations to the draft Form TR1 should be made before referring the matter back to the County Court.
5. No further Order is made by the Tribunal.

Legal Chairman: S SHAW



Dated: 4th July 2012