



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

**Case Reference** : LON/00AY/OCE/2015/0125

**Property** : 52 North Street, London SW4 0HD

**Applicant** : 52 North Street Limited

**Representative** : FBC Manby Bowdler LLP, solicitors

**Respondent** : (1) Martin John Hopper  
(2) Daphne Marion Nicholson  
(3) David Adams Pollen Nicholson  
(4) Alexander Kerio William Nicholson

**Representative** : N/A

**Type of Application** : Terms of Transfer

**Tribunal Members** : Judge Tagliavini

**Date and venue of paper hearing** : 10 Alfred Place, London WC1E 7LR  
21 July 2015

**Date of Decision** : 21 July 2015

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**DECISION**

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- A. The tribunal approves and determines that the Terms of Transfer are as set out in the proposed draft form TR1 as provided by the applicant to the tribunal, for the purposes of the transfer of the subject property from the respondent transferor to the applicant transferee.

**The application**

1. The Applicant seeks by way of a county court referral, the tribunal's determination as to the appropriate Terms of Transfer for this application for enfranchisement made pursuant to section 24 of the Leasehold Reform, Housing & Urban Development Act 1993.
2. Although this application was transferred to the tribunal with a direction from the county court that the tribunal determine the premium payable, the tribunal has no jurisdiction to do so. The application is not made as a "missing Landlord" application but rather as a result of the landlord's failure to respond to the service of the Tenant's Initial Notice pursuant to section 13 of the Act and failure to serve any counter-notice. Consequently, the tribunal has only the jurisdiction to approve the terms of the transfer and the applicant should seek an amendment to the county court order dated 27 April 2015, if appropriate.
3. In conclusion, the tribunal approves the Terms of Transfer as set out in the draft TR1.

Signed: Judge Tagliavini

Dated: 21 July 2015