

162

LVT 96/5

LEASEHOLD VALUATION TRIBUNAL
OF THE
WEST MIDLAND RENT ASSESSMENT PANEL

Ref: M/LRC 389

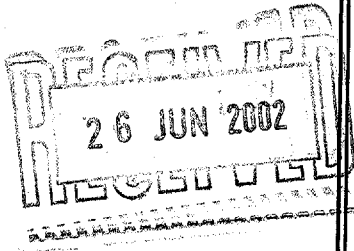
*DECISION OF LEASEHOLD VALUATION TRIBUNAL
ON AN APPLICATION UNDER SECTION 21(1) (ba)
OF THE LEASEHOLD REFORM ACT 1967*

Applicant: Mr P.J. Peel & Mrs D. Peel
Respondent: St Ermins Property Co Ltd
Re: 7 Darley Way, Streetly, Sutton Coldfield, West Midlands, B74 2JQ
Date of Tenants Notice: 25th May 2002
Application to Tribunal dated: 13th August 2002
Heard at: The Panel Office
On: Thursday 30th May 2002
Appearances:
For the Applicant: Mr J. Moore
For the Respondent: Not Represented

Members of the Leasehold Valuation Tribunal:

J.R. Bettinson LLD (Chairman)
M. Williams FRICS
N. Jukes

Date of Tribunals decision: 24 JUN 2002



MIDLAND LEASEHOLD VALUATION TRIBUNAL

BACKGROUND

This was an application by the Tenants, Mr. and Mrs. P.J. Peel to determine the costs of their Landlord, St. Ermins Property Co Ltd payable by them pursuant to Sec 9(4) of the Leasehold Reform Act 1967 in connection with the enfranchisement of their property No. 7 Darley Way Streetly Sutton Coldfield B74 2JQ

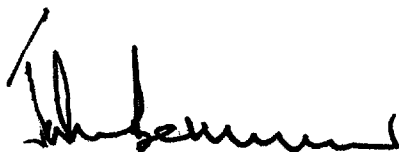
HEARING

Mr. J. Moore of Messrs. Midland Valuations appeared for the applicants. The Landlords were not represented. Mr. Moore submitted that in accordance with the Tribunal's present practice in such matters a reasonable legal fee for the conveyancing involved might be £225 (plus VAT if applicable) and £8 for Land Registry Office Copies (the title being known to be registered)

So far as a valuation fee was concerned, there was no evidence to indicate that a valuation had been undertaken in response to his clients' Notice given on 25th May 2001 and there had certainly been no internal inspection of the property to his clients' knowledge.

DECISION

We determine for the purposes of this Application that the Tenants should pay the Landlord's reasonable costs in the sum of £225 for legal work (and VAT if applicable) plus the £8 Land Registry fee for office copies.



JOHN BETTINSON
CHAIRMAN

24 June 2002