

525

## CERTIFICATE OF CORRECTION

*in accordance with regulation 10 of  
The Rent Assessment Committees (England & Wales)  
Regulations 1971 (as amended)*

Our Ref: BIR/00CN/OAF/2005/0095

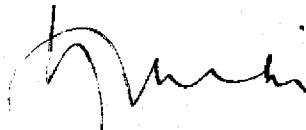
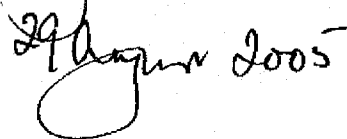
I hereby certify that the Respondent named on the decision dated 17 June 2005 signed by me in respect of 23 Mayfair Close, Birmingham, West Midlands B44 0JB is incorrect and should read:-

Respondent: Gurmail Singh

~~Date of tenant's application to the court under section 27 of the act: 19 November 2005 - Deleted~~

Lady Wilson  
Chairman

Dated:

**Midland Rent Assessment Panel**  
**2<sup>nd</sup> Floor,**  
**East Wing,**  
**Ladywood House,**  
**45-46 Stephenson Street,**  
**BIRMINGHAM**  
**B2 4DH**

**MIDLAND RENT ASSESSMENT PANEL**

**DECISION OF THE LEASEHOLD VALUATION TRIBUNAL ON  
APPLICATIONS UNDER S21(1)(a) AND 21(1)(ba) OF THE  
LEASEHOLD REFORM ACT 1967**

**Premises: 23 Mayfair Close, Erdington, Birmingham B44 0JB**

Applicant: Mrs D G I Howard (tenant)

Respondent: Colmore Properties Limited (dissolved)

Date of tenant's application to the court under section 27 of the Act: 19 November 2003

RV on the appropriate day: Under £500

Applications dated: 21 April 2005

Heard at: Birmingham

On: 13 June 2005

Appearances:

Mr G Ritchie of Margetts & Ritchie, solicitors, for the tenant

No appearance for the landlord

Members of the leasehold valuation tribunal:

Lady Wilson  
Mr V Chadha MRICS  
Mrs N Jukes

Date of the tribunal's decision:

17 June 2005

## **Background**

1. These are applications to determine the price to be paid for the freehold of 23 Mayfair Close, Erdington, Birmingham, and the landlord's recoverable costs. The property is held by the tenant, Mrs Howard, on a lease dated 7 June 1971 for a term of 99 years from 25 March 1971 at a ground rent of £35 per annum, fixed throughout the term. Approximately 65 years remained unexpired on the valuation date, which is 21 February 2005, the date of the tenant's notice of claim. The rateable value of the property is such that the valuation falls to be made in accordance with section 9(1) of the Leasehold Reform Act 1967.

2. The tribunal inspected the property on 13 June 2005, before the hearing, in the presence of Mrs Howard. It is a two storey house at one end of a terrace of four similar houses of brick and interlocking tile construction, on a development of similar houses built in about 1971. The house is centrally heated and double glazed and has a living room, kitchen, three bedrooms, a bathroom/ wc, cloakroom and a single garage. The lease records that the area of the site is approximately 97 square yards. Unaccompanied, the tribunal also externally inspected 19 Mayfair Close, the subject of a recent sale relied on by the tenant's representative as comparable evidence to support his proposed entirety value.

## **The hearing**

3. At the hearing the tenants were represented by Mr G Ritchie of Margetts & Ritchie, solicitors. The landlord was not present or represented, but we were satisfied that he had received the pre-trial directions and was aware of the hearing date.

4. The issues for determination were the entirety value, the yield to be applied to decapitalise the site value in order to arrive at the section 15 rent, and costs.