



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

**Case Reference** : CHI/43UH/OCE/2015/0033

**Property** : 5&5a Sidney Road, Staines upon Thames,  
Surrey TW18 4LP

**Applicant** : Mr Ian Ruddock

**Representative** : Fitz Solicitors

**Respondent** : Audrey Muriel Joan Stone (deceased)

**Representative** :

**Type of Application** : Leasehold Reform Housing and Urban  
Development Act 1993 (Missing Landlord)

**Tribunal Member** : Mr D Banfield FRICS

**Date of Decision** : 27 January 2016

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**SUPPLEMENTARY DECISION**

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**Summary of Decision**

The TRI requires amendment in accordance with paragraph 5 below.

## Background

1. Following a claim issued on 26 November 2014, on 22 May 2015 District Judge Parker sitting at Slough County Court made an order that the Applicant had the right to acquire the freehold and directed that the First-tier Tribunal (Property Chamber) was to determine the price of the freehold interest in the property known as 5 Sidney Road, Staines TW18 4LP in accordance with sections 26(1) and 27(1) of the Leasehold Reform Housing and Urban Development Act 1993. (the Act)
2. The Tribunal made Directions for the disposal of the application and on 29 October 2015 following submission of written evidence made its determination.
3. By a letter dated 15 January 2016 the Applicant's solicitors have asked that the Tribunal approve a draft transfer document.
4. Although not referred to in District Judge Parker's order the Tribunal takes its jurisdiction to approve the transfer from S27.(3)(a) of the Act *.....there shall be executed by such person as the Court may designate a conveyance which – (a) is in a form approved by a leasehold valuation tribunal*
5. The following alterations should be made to the TR1;  

Box 4	Transferor to be Audrey Muriel Joan Stone deceased
Box 8	Delete existing paragraph and add "The sum of £72,700 (seventy two thousand and seven hundred pounds) has been paid into Court pursuant to an Order made under section 26(1).
Box 9	the transferor transfers with limited title guarantee

D Banfield FRICS

27 January 2016

1. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making written application to the First-tier Tribunal at the Regional office, which has been dealing with the case. The application must arrive at the Tribunal within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
2. If the person wishing to appeal does not comply with the 28-day time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then decide

whether to extend time or not to allow the application for permission to appeal to proceed.