

**LEASEHOLD VALUATION TRIBUNAL  
OF THE  
WEST MIDLAND RENT ASSESSMENT PANEL**

Ref: M/LRC 282

*DECISION OF LEASEHOLD VALUATION TRIBUNAL*

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

Applicant: Mr T. & Mrs F.M. Field

Respondent: St Ermins Property Co Ltd

Re: 33 Brabham Crescent, Streetly, Sutton Coldfield, West Midlands, B74 2BW

Date of Tenants Notice: 10<sup>th</sup> January 2001

Application to Tribunal dated: 18<sup>th</sup> June 2001

Heard at: The Panel Office

On: Wednesday 12<sup>th</sup> December 2001

Appearances:

For the Applicant: Richard Bakewell FRICS - Acres

For the Respondent: Not Represented

Members of the Leasehold Valuation Tribunal:

Mr J.R. Bettinson (Chairman)

Mr D.J. Satchwell

Mrs C.L. Cmith

Date of Tribunals decision:

08 JAN 2002

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**REASONS FOR THE LEASEHOLD VALUATION TRIBUNAL  
DECISION IN RESPECT OF:**

*33 & 35 Brabham Crescent, Streetly, Sutton Coldfield, B742BW*

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**PROPERTY:**

33 & 35 Brabham Crescent, Streetly, Sutton Coldfield, B74 2BW

**APPLICATION:**

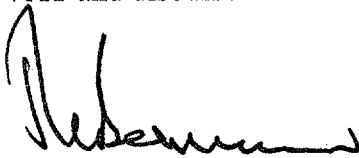
The respective Tenants of these properties had requested determination of the Landlords reasonable costs payable in respect of the enfranchisement of each of their properties calculated in accordance with Section 9(4) Leasehold Reform Act 1967 and Schedule 22 Rule 1(5) Housing Act 1980.

Mr Richard Bakewell FRICS of Messrs Acres represented both Tenants and submitted that in the absence of any evidence that the Landlords had incurred a valuation fee subsequent to the Tenants 'Notice' none was payable. He asked that the Landlords Legal Charges be set at £250 + vat and disbursements that being the level of fee presently determined by the Tribunal in named cases.

CHP Management Ltd had by letter dated 12<sup>th</sup> September 2001 quoted figures of £300 for legal costs and £150 their fee (both plus VAT).

**DECISION:**

We find no reason to award a valuation fee. We determine the Landlords' Legal costs at £250 + VAT and disbursements.



**J. R. BETTINSON**  
Chairman

Date: *8th January 2002*

LVT 96/5

**LEASEHOLD VALUATION TRIBUNAL  
OF THE  
WEST MIDLAND RENT ASSESSMENT PANEL**

Ref: M/LRC 283

*DECISION OF LEASEHOLD VALUATION TRIBUNAL*

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

Applicant: Mr B Plant

Respondent: St Ermins Property Co Ltd

Re: 35 Brabham Crescent, Streetly, Sutton Coldfield, West Midlands, B74 2BW

Date of Tenants Notice: 19<sup>th</sup> February 2001

Application to Tribunal dated: 18<sup>th</sup> June 2001

Heard at: The Panel Office

On: Wednesday 12<sup>th</sup> December 2001

Appearances:

For the Applicant: Richard Bakewell FRICS - Acres

For the Respondent: Not Represented

Members of the Leasehold Valuation Tribunal:

Mr J.R. Bettinson (Chairman)  
Mr D.J. Satchwell  
Mrs C.L. Cmith

Date of Tribunals decision:

08 JAN 2002

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**REASONS FOR THE LEASEHOLD VALUATION TRIBUNAL  
DECISION IN RESPECT OF:**

*33 & 35 Brabham Crescent, Streetly, Sutton Coldfield, B742BW*

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**PROPERTY:**

33 & 35 Brabham Crescent, Streetly, Sutton Coldfield, B74 2BW

**APPLICATION:**

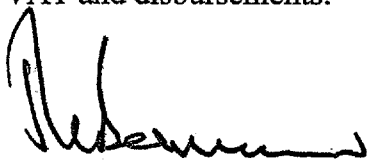
The respective Tenants of these properties had requested determination of the Landlords reasonable costs payable in respect of the enfranchisement of each of their properties calculated in accordance with Section 9(4) Leasehold Reform Act 1967 and Schedule 22 Rule 1(5) Housing Act 1980.

Mr Richard Bakewell FRICS of Messrs Acres represented both Tenants and submitted that in the absence of any evidence that the Landlords had incurred a valuation fee subsequent to the Tenants 'Notice' none was payable. He asked that the Landlords Legal Charges be set at £250 + vat and disbursements that being the level of fee presently determined by the Tribunal in named cases.

CHP Management Ltd had by letter dated 12<sup>th</sup> September 2001 quoted figures of £300 for legal costs and £150 their fee (both plus VAT).

**DECISION:**

We find no reason to award a valuation fee. We determine the Landlords' Legal costs at £250 + VAT and disbursements.



**J. R. BETTINSON**  
Chairman

Date:



**WEST MIDLAND RENT ASSESSMENT PANEL**

**Leasehold Reform Act 1967**

**Housing Act 1980**

**DECISION OF LEASEHOLD VALUATION TRIBUNAL**

**ON AN APPLICATION UNDER S21 OF THE LEASEHOLD REFORM ACT 1967**

**Applicant:** Mr & Mrs Fields  
**Respondent:** St Ermins Property Co Ltd  
**Re:** 25 Brabham Crescent, Streetly, Sutton Coldfield, Birmingham  
**Date of Tenants Notice:** 12<sup>th</sup> February 2001  
**RV as at 1.4.73:** £264.00  
**Application dated:** 08<sup>th</sup> June 2001  
**Heard at:** The Panel Office  
**On:** Wednesday 12<sup>th</sup> December 2001

**APPEARANCES:**

**For the Tenant:** Mr Richard Bakewell FRICS - Acres  
**For the Landlord:** Not Represented

**Members of the Leasehold Valuation Tribunal:**

Mr J.R. Bettinson (Chairman)  
Mr D.J. Satchwell  
Mrs C.L. Smith

**Date Of Tribunals Decision:**

**08 JAN 2002**

UNEXPIRED LEASE	60.33 YEARS
ANNUAL GROUND RENT	£ 20.00
VALUE OF PROPERTY	£ 95,000