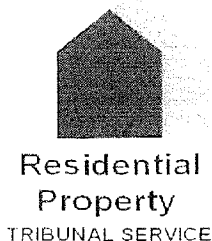


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## **LEASEHOLD VALUATION TRIBUNAL**

**LEASEHOLD REFORM, HOUSING AND URBAN  
DEVELOPMENT ACT 1993 – SECTION 91(d)**

**5 Bramshott House, 10a Claremont Gardens KT6**

**Ref: LON/00AX/OC9/2011/0063**

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**Ms S.J. Ritchley**

**Applicant**

**Mr E.R. Mills**

**Respondent**

Tribunal:

Mr M Martynski (Solicitor)  
Mr P Tobin FRICS MCI Arb

## **DECISION**

### **Summary of decision**

1. The legal fees payable by the Applicant amount to a total of £1130.00 plus VAT of £226.00 and disbursements of £48.00.
2. The professional surveyor's fees payable by the Applicant amount to £250.00 plus VAT of £50.00.

### **Background**

3. This application, with the consent of the parties, was decided on the papers alone, the Tribunal having been provided with an agreed bundle of relevant documents.
4. The application solely relates to legal and surveyor's fees incurred by the Respondent, the Applicant having withdrawn her claim to a new lease.

## Legal fees

5. It appeared to the Tribunal that this was a routine transaction. There was little to investigate by way of title, the tenant's claim being straight-forward. There was a suggestion in the written submissions put to the Tribunal that a great deal of time was taken by the Respondent's solicitors in drafting a new lease and in dealing with amendments proposed by the Applicant. However there was no detail on what this work actually amounted to or why there was a need for a lease with substantially new lease terms.

6. In the circumstances, the Tribunal has allowed the fixed fee for general advice regarding the matter in the sum of £450.00 plus VAT. As to the remainder of the legal fees. On the detail available to it, the Tribunal considers that a further four hours of legal work would be reasonable on a transaction such as this. The hourly rate of £170.00 is reasonable. This gives a fee of £680 plus VAT of £136.00.

## Surveyor's Fees

7. The surveyor's fees claimed by the Respondent were reduced by his response to the application to £250.00 plus VAT with an explanation as to the work done for this fee which the Tribunal accepts.



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Mark Martynski – Tribunal Chairman  
28 November 2011