

Y Tribiwnlys Eiddo Preswyl  
Residential Property Tribunal Service (Wales)  
Leasehold Valuation Tribunal (Wales)

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**DECISION AND REASONS OF RESIDENTIAL PROPERTY TRIBUNAL Leasehold Reform Act  
1967, s.21 (1) (a)**

Premises: 2 St Andrews Close, Mayals, Swansea, SA43 5DX (“the premises”)  
RPT ref: LVT/0028/10/20  
Hearing: Decision on the papers  
Order: The value of the premium for the freehold of the premises as at 10th July 2019 is assessed at £ 1600  
Applicants: Mr and Mrs Dennison  
Respondent: Saleh Abdulrahman Al-Sabaan  
Tribunal: Mr JE Shepherd  
Mr R. Baynham FRICS

**Introduction**

1. This case was transferred from Swansea County Court on 23<sup>rd</sup> July 2020 for determination of the price of the freehold of premises at 2 St Andrews Close, Mayals, Swansea, SA43SDX . The landlord is missing and believed to be in Saudi Arabia. He played no part in these proceedings. The Tribunal convened remotely on 1<sup>st</sup> February 2021 following an inspection by Mr Baynham on 31<sup>st</sup> January 2021.

**Description of the property**

2. The property is located in the popular Mayals suburb which is approximately 4 miles to the south west of Swansea’s City Centre and approximately 2 miles to the North of the popular seaside village of Mumbles. The surrounding area is all residential with a mix of large detached and semi-detached dwellings.

3. The property comprises a substantial detached dwelling of traditional construction with part brick and part concrete rendered elevations beneath a pitched roof with a concrete tile covering. The property benefits from Pvcu double glazed windows and doors and Pvcu rainwater goods.
4. The property has a kitchen, utility room, lounge/diner, conservatory, study/bedroom and wc at ground floor, with 3 single bedrooms (one ensuite), two double bedrooms (one ensuite) and a family bathroom to the first floor.
5. The property has gas central heating and mains drainage. There is a driveway to the front and a stepped garden/patio area to the rear.
6. The lease is for a term of 999 years from 29th September 1974 at a ground rent of £75 per annum. The tribunal is informed that the rent is fixed over the term and that there are no fixed rental increases or rent reviews.

### **The law**

7. The Act enables tenants of long leases let at low rents to enfranchise their properties – in other words to acquire the freehold on terms. One part of this procedure requires a Leasehold Valuation Tribunal to determine the purchase price, in accordance with the appropriate valuation methodology as set out in the Act. The valuation methods are set out in s.9 of the Act, which has been amended several times and now provides for valuation upon a number of different bases, depending upon which category the property and the lease fall into.

### **The valuation**

8. The only valuation opinion was provided by James Dawson MRICS in his report dated 30th October 2020, The Tribunal could not fault the methodology of Mr Dawson or the values used.
9. He used the ground rent of £75 per annum; years purchase in Perpetuity @4.75% 21.05263158 and came to a value of £1,578.95 rounded up to £1600.
10. Accordingly his opinion is accepted in its entirety and the freehold is valued as at the date of the Applicant's application in the County Court (10th July 2019) as £1600.

Dated this 12<sup>th</sup> day of March 2021

**Judge Shepherd**