



LBB CHARTERED SURVEYORS



LBB Chartered Surveyors
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JUSTIN BENNETT,
 DIRECTOR

- ENFRANCHISEMENT ADVICE
- LEASE EXTENSION ADVICE
- GENERAL VALUATION ADVICE
- BUILDING SURVEYING
- SPECIFICATION AND MANAGEMENT OF EXTERNAL AND INTERNAL DECORATIONS AND REPAIRS



Company history and overview

LBB Chartered Surveyors was formed in 1994. Our practice specialises in Leasehold Enfranchisement and Leasehold Reform and Building Surveying: we also provide advice relating to commercial landlord and tenant (mainly dilapidations, lease renewals and rent reviews) and property management.

Justin Bennett has a wealth of experience relating to residential freehold acquisition of both houses (under the 1967 Act) and blocks of flats; and offers lease extension valuation advice becoming involved in the field in 1997. He acted on behalf of the tenants in one of the first cases under the Leasehold Reform Housing and Urban Development Act 1993 of *Willingale v Globalgrange Limited* [2000] 2 EGLR 55, relating to the price payable for the acquisition of the freehold following the landlord's failure to serve counter-notice within the required time limits. As such Justin has great experience of acting as Expert Witness.

He practises throughout and specialises in central London but also represents parties throughout large tracts of Greater London and the surrounding counties, particularly within the southern suburbs.

Our building surveyors, headed by John Byers, provide top quality professional advice in matters relating to the refurbishment, repair, maintenance, improvement, extension and alteration of properties. They have a detailed knowledge of up-to-date construction methods, legislation and expertise in building contracts. They are involved with large and small scale commercial and residential refurbishment projects, often

acting on behalf of residents associations or for managing agents. They also undertake building inspection reports (surveys) on behalf of individuals and corporate clients. John regularly provides expert advice and evidence for clients in building-related disputes and litigation matters, appearing at court or in the LVT.

CASE STUDY

First and second floor flats, a Prime Street, Chelsea

In late 2006 Justin Bennett was contacted by the tenants of two flats within a block of five flats, four of which were underlet, with the fifth flat (caretaker's) held under a headlease. The leases had 38 years unexpired; had been granted with reasonable ground rents, but had onerous rent review provisions to 1/200th of value, in this case each paying circa £2,500 per annum post review: the rent review was outstanding.

As a result of the advice given, lease extension notices were served in the region of £300,000. The landlord quoted at a figure close to 70% over the quoting premium. In 2007, through negotiation: although extended, and protracted by the landlord until close to the date for the Tribunal hearing, Justin negotiated settlement at a substantially reduced premium. The landlord had relied on evidence on what was proved to be based on inflated lease values and applied Estate evidence on adjustments to price. By careful and reasoned analysis Justin was able to prove divergence from the Estate evidence and prove both short and extended lease values to the extent that savings were substantial. Justin is currently dealing with the claim for the collective enfranchisement of the freehold of the building on behalf of the lessees.

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