



FIRST-TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)

**Case Reference** : LON/00AQ/OCE/2017/0053

**County Court Claim Number** : C03WI015

**Property** : 8/8a Locket Road, Harrow,  
Middlesex HA3 7LZ

**Applicant** : Mark John Lanning and Paul  
George Morgan

**Representative** : Sayers Solicitors LLP, solicitors

**Respondent** : Ishtiaque Hussain

**Type of Application** : Acquisition order

**Tribunal member** : Angus Andrew

**Date** : 27 April 2017

**ORDER**

This case is transferred back to the Willesden County Court and the tribunal will now close its file.

**Reasons**

1. On 27 February 2017 District Judge Bloom dispensed with service of the claim form and transferred the case to this tribunal to determine the terms on which the property should vest in the applicants.
2. The original county court claim was for an acquisition order in circumstances where the landlord could not be found and was made pursuant to section 33 of the Landlord and Tenant Act 1987.
3. Where an acquisition order is made under section 33 the property is to be valued by a valuer appointed by the Senior President of Tribunals and this tribunal has no jurisdiction. The Senior President has however

delegated this function to the Upper Tribunal (Lands Chamber). The court should itself have determined the terms of the transfer and then transferred the valuation to:

Upper Tribunal (Lands Chamber)  
5th Floor, Rolls Building,  
7 Rolls Buildings,  
Fetter Lane,  
London EC4A 1NL

Tel: 020 7612 9710; or

By email: [lands@hmcts.gsi.gov.uk](mailto:lands@hmcts.gsi.gov.uk).

4. The applicant was given notice of my intention to make this order but has not taken the opportunity to respond.
5. The court may also wish to be aware that the landlord is not missing. He is dead and one of his sons has instructed solicitors to apply for a grant of representation and to be heard. A copy of the letter from the son's solicitor is attached to this order.

**Name:** Angus Andrew

**Date:** 27 April 2017