E-mail

FW: Letter re; RICS valuation letter. P...

E-mail

From	Enquiry	**Cc**	
To	Paul Burstow	**Bcc**	
Query category	13. Documentation/ Simp. payments	**Created On**	04/11/2013 14:17
Subject	FW: Letter re; RICS valuation letter. Paul Burstow MP. Rec 28/10/2013. IPSA:009100898		

Dear Mr Burstow

Thank you for recently submitting a copy of the RICs valuation for your constituency office.

I wanted to confirm that should you wish to increase the amount of rent you claim we will need a revised lease agreement signed by both parties taking into account the figures set out in Mr Lincoln's valuation.

I appreciate your assistance in this matter.

Kind regards

[redacted]

Independent Parliamentary Standards Authority (IPSA)
Portland House
Bressenden Place
London SW1E 5BH

Information line: 020 7811 6400
info@parliamentarystandards.org.uk
www.parliamentarystandards.org.uk

---------- Original Message ----------
From: [redacted]
Received: 29/10/2013 09:41
To: Enquiry
Subject: Letter re; RICS valuation letter. Paul Burstow MP. Rec 28/10/2013.

Regarding	Paul Burstow	**Owner**	[redacted]

Attachments

E-Mail Attachments: **Activity Attachment Associated View**

File Name	File Size (Bytes)
[Untitled].pdf	505,773

1 - 1 of 1 (0 selected) Page 1

Status Reason **Sent**

MICHAEL LINCOLN & ASSOCIATES

Property Consultancy Services

Paul Bairstow Esq MP and the Sutton Liberal Democrats
40 Fromondes Road
Cheam
Surrey SM3 8QR

23rd October 2013

Dear Mr Burstow

Ground Floor Offices
234 Gander Green Lane
Sutton, Surrey SM3 9QF

I re-inspected these premises on 18th October 2013 in order to advise you on the reasonableness of the proposed revised rental to be paid of [redacted] per annum exclusive as from the rent review date of 24th September 2012 referred to in your Lease on the premises.

My previous inspection was on 3rd July 2009 when you were taking the Lease on the premises and, in my Report dated 8th July 2009, I gave details on the location of the premises, which are very good, and that the premises themselves were in fair order (*and are actually in better order now*) and had gas fired central heating to radiators and newly installed double-glazed windows. I also advised at the time that the net usable space on the ground floor of the premises amounted to some 696 square feet and that there were two car parking spaces included within the demise.

The commencement rent in the new Lease was [redacted] per annum exclusive which, in my opinion at the time, represented a fair market level for the subject premises. I also advised on an internal split of the rent actually payable of [redacted] per annum exclusive for a certain area of about 79 square feet of somewhat less quality within the premises for the Sutton Liberal Democrats and £8,996 for the majority of space within the premises and the two car parking spaces for Paul Bairstow MP.

As for the proposed rent of [redacted] per annum exclusive effective 24th September 2012, it is my opinion that this is a fair and reasonable rent in that it represents a fair market level for the subject premises in September 2012 and, in fact, also at the present time. In undertaking a division thereof as before, I would put a sum of [redacted] per annum exclusive for the Sutton Liberal Democrats and £9,892 per annum exclusive for Paul Bairstow MP.

Yours sincerely

£824.33pm.

was £8996.04pa.

[redacted]

Michael B Lincoln FRICS FCIArb
Michael Lincoln & Associates

Saxon House 17 Lewis Road Sutton Surrey SM1 4BR
Telephone: 020 8643 2762 Facsimile: 020 8643 7022

MICHAEL LINCOLN & ASSOCIATES

Property Consultancy Services

8th July 2009

[redacted]

Dear Sirs

Ground Floor Premises
234 Gander Green Lane, Sutton, Surrey SM3 9QF

I inspected this property on 3rd July 2009 in order to advise on the reasonableness of the proposed rental to be paid on Lease of [redacted] per annum exclusive for the premises, and also to advise as to the relatively small area of the overall space that would command a sum of [redacted] per annum exclusive out of the total rental.

The entire property in which the subject ground floor premises are situated comprises a detached building (originally a house) located very close to a busy cross-roads (A217 St Dunstan's Hill / Oldfields Road and Gander Green Lane) being just under one mile or so from Sutton's commercial/shopping centre.

The subject ground floor premises are now commercial and the first floor premises provide a self-contained residential flat. The exterior of the overall building is generally in fair order as also is the interior of the subject ground floor premises which have gas fired central heating to radiators and newly installed double-glazed windows.

There are three car parking spaces to the front of the building and a small open garden to the rear of the building and, of these three car parking spaces, two are being included in the ground floor demise as also is the small rear garden. The third car parking space referred to is demised with the first floor residential flat.

The overall effective net usable ground floor space amounts to some 696 square feet (made up of circa 175 sq ft for the front room, 142 sq ft for the hallway, 24 sq ft for the kitchen, 179 sq ft for the main rear room and 176 sq ft for the secondary rear room at the extended back of the building). There are also toilet facilities and a 'pantry'.

Cont'd – 2

Saxon House 17 Lewis Road Sutton Surrey SM1 4BR
Telephone: 020 8643 2762 Facsimile: 020 8643 7022

It is understood that the Sutton Liberal Democrats are taking basically a full repairing and insuring Lease for a term of 12 years as from an actual date to be determined in July 2009 at a commencing rent of [redacted] per annum exclusive and incorporating upwards only rent reviews every 3 years. It is also understood that break clauses are also being incorporated and that a rental deposit has to be lodged of [redacted] (ie. 3 months rental).

In our opinion this proposed commencing rental represents a fair market level for the subject premises at the present time for the use that the premises are to be put. Confirmation should, of course, be obtained from the Local Authority that the use to which the premises are to be put is an acceptable planning use.

It is further understood that the Sutton Liberal Democrats will sub-let to Paul Burstow MP all of the floor space apart from an area commanding a rent of [redacted] per annum exclusive together with the two car parking spaces at a commencing rental of £8,996 per annum exclusive (ie. [redacted] per annum exclusive <u>less</u> [redacted] per annum exclusive).

As to the relatively small area of the overall space that would command a sum of [redacted] per annum exclusive out of the total rental, on the basis that the car parking facilities (which, of course, command a rental within the overall rental of [redacted] per annum exclusive) are <u>not</u> to be included, then I would say that this amounts to say 79 square feet. Such space could be readily provided within part of the hallway and part of the secondary rear room <u>or</u> within part of the secondary rear room only.

Finally, I believe that I have, in this Report, given all details on the transactions that will be required by the appropriate Parliamentary approving authorities.

Yours faithfully

[redacted]

Michael B Lincoln FRICS FCIArb
Michael Lincoln & Associates

E-mail

234 Gander Green Lane, Cheam, Surr...

E-mail

From	Enquiry	**Cc**	
To	Paul Burstow	**Bcc**	
Query category	13. Documentation/ Simp. payments	**Created On**	16/05/2013 14:37
Subject	234 Gander Green Lane, Cheam, Surrey, SM3 9QF - Further documentation required IPSA:005401777		

Dear Mr Burstow

I am writing in relation to your claim number 242698 for the shortfall in your office rent payment for quarter January – March. I confirm we have processed your form on this occasion. In order to avoid future payments being delayed I have explained below what further information we need.

As you know, where the landlord is a political party or an association we require an independent valuation to confirm the rental value of the space occupied for parliamentary purposes is within the market rate. The valuation we currently hold on file confirms the rental value of the office occupied for parliamentary purposes is £8996 which is the amount you have been claiming from us before the increase took effect. The new rental amount of £9888 is an increase of £9.02%. In order to take into account inflationary adjustments we would allow an increase of 5% without requesting an updated valuation. However where the increase is more than 5% we will require an updated valuation to confirm the total amount on the lease remains within the current market rate.

Therefore, I would be grateful if you can arrange for an updated valuation to be sent to us as soon as possible and by the 31st May 2013. If you feel this deadline will not be feasible please contact me before then and I will be happy to discuss this with you. If we do not hear from you, this may cause delay in making further payments to you for your office rent.

I hope the above explains what you are required to do, if you have any questions please do not hesitate to contact me.

Kind regards

Independent Parliamentary Standards Authority (IPSA)
Portland House
Bressenden Place
London SW1E 5BH

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Tell us what you think on MPs' pay and pensions on our new pay and pensions blog and Twitter pages.

Please don't forget, the deadline for submitting your 2012/13 expense claims is 60 days after the end of the financial year - Thursday 30th May 2013. Please contact us in advance if you may have difficulties meeting this deadline.

Regarding Paul Burstow **Owner** [redacted]

Attachments

E-Mail Attachments: **Activity Attachment Associated View**

File Name	File Size (Bytes)
No E-Mail Attachment records are available in this view.	

0 - 0 of 0 (0 selected) Page 1

Status Reason **Pending Send**