

Beckett and Kay

Chartered Surveyors

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Peter Beckett FRICS

- Specialist in landlord and tenant
- Long experience of giving expert evidence
- 40 years of professional property work, as well as property and business management
- Direct experience and understanding of property development and investment
- Involvement in leading cases in his field
- Past member of RICS Working Groups in his major specialisms



Specialisms within landlord and tenant

Damage to the reversion: Landlords' valuer in leading cases on dilapidations: *Shortlands*¹ and *Simmons v Dresden*², as well as *Bruntwood v BT* (so far unreported). Member of the RICS Dilapidations Working Group during the drafting of the last two editions of the RICS Guidance Note on dilapidations.

Leasehold enfranchisement: many appearances at the Leasehold Valuation Tribunal. One of the four valuers in *Sportelli*³ in the Lands Tribunal, the leading case on deferment rate. The landlord's valuer in *Arrowdell*⁴, which addressed leasehold relativity. One of several valuers in the *Nailrile*⁵ series of cases, dealing with leasehold relativity and the valuation of intermediate landlords' interests.

One of the three authors of RICS Valuation Information Paper number 7 on leasehold enfranchisement. Member of the RICS Leasehold Reform Working Group which, at the behest of the Lands Tribunal in *Arrowdell*, produced the RICS Research Report "Leasehold reform: RICS graphs of relativity" in July 2009.

Recovery: an RICS Registered Property Receiver and on the Council of NARA - the Association of Property and Fixed Charge Receivers. Drafted their Guidance Note 19 on the Receiver's role as landlord, and is drafting Guidance Note 12 on leasehold property.

Investment: a proponent of value investment in property.

Qualifications

- Honours degree in Economics
- Fellow of the Royal Institution of Chartered Surveyors

Business history

1997 to present

Practising as Beckett and Kay in partnership with Richard D Kay BSc MRICS. Specialising in landlord and tenant, property management and specialist valuation work. Particular emphasis on damage to the reversion in dilapidations cases, leasehold enfranchisement, and recovery with a landlord and tenant bias.

¹ *Shortlands Investments Ltd v Cargill plc* [1995] 1EGLR 51

² *Simmons v. Dresden* [2004] EWHC 993 (TCC)

³ *Earl Cadogan and anor v Sportelli and anor and other cases*: LRA/50/2005 and other references

⁴ *Flats 36-65, Coniston Court, Holland Road, Hove - Arrowdell Ltd v Coniston Court (North) Hove Ltd* [2006] (LRA/72/2005)

⁵ *Nailrile Ltd v Earl Cadogan and anor and other cases* [2008] (LRA/114/2006 and other references)

1991 - 1997

With Kemp Hawley, Chartered Surveyors in Covent Garden. Deeply involved in property management, valuation, Court and arbitration work, rent review and agency. Agency work covering mainly the letting and acquisition of offices and shops. Latterly specialising in the sale, purchase, valuation and management of secondary commercial investments.

1987 - 1991

Own property business in property trading, investment and development.

1970 - 1987

Partner (later senior partner) in Becketts, a firm of residential Estate Agents with six offices based around Harrow. The business was sold to Hogg Robinson in 1987. Responsible for the overall management of the business and for all the firm's professional and commercial work.