FIRST-TIER TRIBUNAL
PROPERTY CHAMBER (RESIDENTIAL PROPERTY)

Case reference	**:**	**LON/00AD/OLR/2026/0183**
Property	**:**	**18 Valley Road, Erith, Bexley DA8 1BT**
Applicant	**:**	**Mauro Medina**
Representative	**:**	**Brady Solicitors**
Respondent	**:**	**Roy Fraser**
Representative	**:**	**n/a**
Type of application	**:**	**Section 50/51 of the Leasehold Reform, Housing and Urban Development Act 1993**
Tribunal members	**:**	**Mrs S Phillips MRICS**
Date of determination and venue	**:**	**23 June 2026 at 10 Alfred Place, London WC1E 7LR**
Date of decision	**:**	**21 October 2026**

DECISION

Summary of the tribunal's decision

(1) The appropriate premium payable for the new lease is **£70,948**.

Background

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1. The Applicant is seeking a lease extension of 18 Valley Road, Erith, Bexley DA8 1BT (the "property") pursuant to s.50 of the Leasehold Reform, Housing and Urban Development Act 1993 ("the Act") .

2. As the landlord cannot be located, the Applicant made a claimpursuant to section 50(1) of the Leasehold Reform, Housing and Urban Development Act 1993 ("the Act") to the County Court of Dartford for a vesting order to be made. The claim was issued under Part 8 of the CPR on 25 October 2024.

3. By a Court Order of Deputy District Judge Jennings dated 27 November 2025 in the County Court at Dartford, a Vesting Order was granted in relation to the Applicant's claim under s.50(1) of the Act. The matter has therefore been transferred to the First-tier Tribunal for a determination of the premium to be paid for the grant of a new lease of the property and the terms on which the new lease will be granted.

Factual Matters

4. The following factual matters are relevant to this determination:
   (a) The subject property is a self-contained two-bedroom flat on the ground floor in a purpose building block of four flats;
   (b) The gross internal floor area is 66.34 square metres, which equates to 714 square feet;
   (c) The valuation date: 25 October 2024;
   (d) Unexpired term: 38.41 years;
   (e) Ground rent: £12 per annum throughout the term;
   (f) Long leasehold (unimproved) value: 99% of the freehold (unimproved) value;
   (g) Capitalisation of ground rent: 6% per annum; and
   (h) Deferment rate: 5%.

Matters for the Tribunal to determine

5. The following matters are required to be determined by the Tribunal:
   (a) The premium payable.
   (b) The terms of the lease

The evidence

6. This matter has been determined on the papers.

7. No request was made to the tribunal to inspect the property, and the tribunal did not consider it necessary to carry out a physical inspection to make its determination.

8. The Applicant relied upon the expert report and valuation of Jatinder Pal Singh Dhanoa of Home Reports Ltd. dated 12 June 2026. The report contains details on the valuation calculations that were carried together with a collection of comparable data used to inform the valuation. The report confirmed the valuation date of 25 October 2024.

Premium Payable

9. The Applicant has submitted that the valuation payable for the lease extension is £70,948. This has been arrived at by the valuation report submitted in their application.

The tribunal's determination

10. The tribunal determines that the calculation and assumptions provided by the valuer for the Applicant are reasonable and therefore the premium payable is £70,948.

Reasons for the tribunal's determination

11. The Tribunal has reviewed the valuer's calculations and is in agreement with them.

12. The comparable evidence relied upon for the purposes of the valuation are reasonable.

Lease Terms

13. The Applicant has submitted a lease format to be used for the extension for the Tribunal to review and determine. The format of the lease follows the same terms of the original lease with amendments reflecting updates in legislation.

The tribunal's determination

14. The tribunal determines that the form of the lease is suitable to be used for the lease extension.

Reasons for the tribunal's determination

15. The terms reflect the current lease that is in place as well as reflecting legislative changes that are required.

Name: Mrs S Phillips MRICS **Date:** 21 October 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

CASE REFERENCE LON/00AC/OLR/2014/0106

First-tier Tribunal
Property Chamber (Residential Property)

Valuation under Schedule 13 of the Leasehold Reform Housing and Urban Development Act 1993

Premium payable for an extended leasehold Interest in [Property]

Valuation date: [Date]