



Y Tribiwnlys Eiddo Preswyl
Residential Property Tribunal

Application Form Section 48(1) of the Leasehold Reform, Housing and Urban Development Act 1993

Flats and Premises – Lease Renewal Application for Determination of Premium or Other Terms of Acquisition remaining in dispute

It is important that you read the notes below carefully before you complete this form.

Please write clearly and in BLACK ink and tick boxes where appropriate.

This application form is also available in Welsh. Please contact the tribunal for a Welsh version of this form.

This is the correct form to use if, under section 48 (1) of the Leasehold Reform, Housing and Urban Development Act 1993 (“The Act”), you want to ask the Leasehold Valuation Tribunal (“the Tribunal”) for a determination of the premium, or other terms of acquisition of a lease, which remain in dispute.

Documents

You must send the following document(s) (“required document(s)”) with this application:

- copies of the Notice of Claim and Notice in Reply
- copy of the lease.
- copy of any Court Order (if applicable).

Failure to send required document(s) might make this application invalid.

Please do not send any other documents at this time. If and when further documents, information or evidence are needed you will be asked to send them separately.

Please send your completed application form and the required documents to:

**The Residential Property Tribunal
1st Floor, West Wing
Southgate House
Wood Street
Cardiff
CF10 1EW.**

Note to Applicants

Applicants are advised that any information that they provide to the Tribunal may be recorded in a decision document. All decisions made by the Tribunal are open to the public.

The Residential Property Tribunal will not accept applications by Fax or Email.

Language Preference

The Residential Property Tribunal welcomes receiving correspondence in Welsh or English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding. The Tribunal also welcomes phone calls in Welsh or English.

You may submit forms, documents and make written representations to the tribunal in Welsh or English.

Please inform the tribunal of your language preference by completing box 3 below.

1. TYPE OF APPLICATION (S)

*I/We apply to The Tribunal under section 48 (1) for a determination of: -

- a) the premium to be paid for the lease.
- b) the other terms of acquisition which remain in dispute.

2. PROPERTY ADDRESS (including postcode)

3. LANGUAGE PREFERENCE

Please indicate your language preference:

Written correspondence? Welsh / English (please delete as appropriate)

Verbal communication? Welsh / English (please delete as appropriate)

Do you wish to speak Welsh in any legal proceedings that may result from this application i.e. tribunal hearing or pre-trial review?

Yes / No (please delete as appropriate)

4. DETAILS OF APPLICANT

Name: _____

Address (including
postcode): _____

Address for correspondence (if different): _____

Telephone: _____ Evening: _____ Mobile: _____

Day: _____

Email address: _____

Capacity (e.g. Landlord,
Tenant, Managing Agent): _____

Representative details: _____

Where details of a representative have been given, all correspondence and communications will be with him/her until the Tribunal is notified that he/she are no longer acting for the applicant(s).

5.DETAILS OF RESPONDENT

 Address (including postcode): _____

Address for correspondence (if _____

Telephone: _____ Evening: _____ Mobile: _____

Email address (if _____

Capacity (e.g. Landlord, _____

Tenant, Managing Agent): _____

Representative details: _____

6. DETAILS OF FREEHOLDER IF FREEHOLDER IS NOT THE RESPONDENT

 Address (including _____

Address for correspondence (if different) _____

Telephone: _____ Evening: _____ Mobile: _____

Email address (if known): _____

Representative details: _____

Is the Freeholder's interest in the Property subject to a Mortgage or Charge? YES NO

If Yes please give details in Section 7

7.DETAILS OF INTERMEDIATE LANDLORD(S) (IF ANY) OTHER THAN THE RESPONDENT

Name: _____

Address (including postcode): _____

Address for correspondence (if different) _____

Telephone: _____ Evening: _____ Mobile: _____

Email address (if known): _____

Representative details: _____

Is the Intermediate Landlord's interest in the Property subject to a Mortgage or Charge?

YES NO

If Yes please give details in Section 7

8.DETAILS OF MORTGAGEE OR CHARGE

Name: _____

Address (including postcode): _____

Address for correspondence (if different) _____

Telephone: Day: _____ Evening: _____ Mobile: _____

Email address (if known): _____

Representative details: _____

9.ADDITIONAL INFORMATION AND CHECKLIST

Is this application to determine the premium that ought to be contained in the new lease?

YES NO

If YES, state the level of premium proposed

Applicant _____
Respondent _____

Is this an application to determine the provisions (other than the premium) that ought to be contained in the new lease?

YES NO

If YES, you should give details of these provisions in section 9.

Has any application been made to the Court to determine any question relating to this matter?

YES NO

If YES, has the Court made an Order? YES NO

If YES, please enclose a copy of the Court Order with this application

10. TERMS IN DISPUTE AND PROPOSED PROVISIONS TO BE CONTAINED IN THE NEW LEASE

Please continue on a separate sheet if necessary

11. CAN WE DEAL WITH YOUR APPLICATION WITHOUT A HEARING?

It is possible for your application to be dealt with entirely on the basis of written representations (“paper determination”) but only if:

- the Tribunal thinks it is appropriate
- all parties agree.

Even if you agree to a paper determination

- the Tribunal may decide that an oral hearing is necessary
- you or any other party may still ask for an oral hearing at any time before the determination is made

Do you agree to this application being determined without an oral hearing. YES NO

Please ensure that you complete this form in full on the assumption that there will be an oral hearing.

12. AVAILABILITY

If there are any dates or days we must avoid during the next three months (either for your convenience or the convenience of any witness or expert you may wish to call) please list them here.

Dates on which you will NOT be available: _____

13. VENUE REQUIREMENTS

Please provide details of any special requirements you or anyone who will be coming with you may have (e.g. wheelchair access, presence of an interpreter). It will assist the Tribunal in making the arrangements if it has been made aware of your needs.

14. STATEMENT OF TRUTH

I believe that the facts stated in this application are true.

Signed:

Name (IN CAPITALS):

Capacity (if appropriate) (e.g. Director,
Company Secretary)

Dated:

Checklist

Please check that:

- you have completed this form IN FULL.
- you have enclosed all the required documents

The Tribunal will not process your application if you have not done so.

Please contact the Residential Property Tribunal if you have any questions about how to fill in this form or the procedures the Tribunal will use:

Telephone: 0300 025 2777

Email: rpt@gov.wales