

Services for Leaseholders

Collective Enfranchisement (Freehold Purchases)

Whether you have been approached by your landlord to purchase your freehold on a voluntary basis or whether you would like this conducted on a statutory footing, the group has extensive experience and can lead you through the minefield of time limits and implications of serving your purchase notice.

We will advise you on the practicalities of setting up a company to purchase the freehold to enable the leaseholders to deal easily with their freehold share through to the preparation and signature of the notice completion of the transfer document and registration of your purchase at the Land Registry.

Lease Extensions

Your landlord may have approached you with an offer to extend your lease or you may require your landlord to extend this on a statutory basis. In either case the group can assist you at all times including service of the section 42 notice (and the implications and time limits associated with this) drafting the lease extension document itself, agreeing this with the landlord's solicitors and, following completion, registering the same at the Land Registry.

House Enfranchisement/Lease Extensions

Subject to satisfying statutory criteria a leaseholder of a house has a right to purchase the freehold or extend its lease.

The question of "what is a house" is not as straightforward as it seems. We can advise you on whether your property qualifies as a house. If part of it is used for commercial property it may still qualify as a house.

If you are thinking of extending your lease or purchasing the freehold please contact us and we can advise on whether you will have the right to do so and the procedure going forward through to completion of the extension/purchase.

Right to Manage

Whilst in many cases flat owners will prefer to purchase the freehold of their building, it is sometimes an attractive option to avail themselves of the Right to Manage. Certain criteria

need to be fulfilled before flat owners can avail themselves of this right and the appropriate notices need to be served on the landlord. Our team will work in association with flatowners to ensure that this process runs smoothly from the service of the initial notice through to the flat owners taking over the management of the building.

Services following a Collective Enfranchisement

If you have collectively purchased your freehold it may be that you now want to ensure that all flat owners are granted lease extensions or certain flat owners may decide to pursue their statutory rights against the new landlord company for a lease extension. In either case we can advise you regarding the implications and time limits involved with dealing with these, and draft and complete the lease extensions. In particular for a statutory claim made by leaseholders you must produce and serve a counter notice on the leaseholder by the date set out in its section 42 notice which will be just over two months from the date it serves that notice.

It could be that the service charge provisions within the leases are inadequate and need variation to enable you to manage the building effectively. Some leaseholders who have collectively purchased their freehold choose to make such variations attractive to flat owners by offering lease extensions as part of the variations on offer.

In all cases the enfranchisement team can assist so please contact us for more information relating to your particular circumstances.

For further information please contact:

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This material does not give a full statement of the law. It is intended for guidance only and is not a substitute for professional advice.

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October 2009