

Effective Legal Solutions for Leaseholders and Tenants

Are you fed up with bad property managers?

Do you believe your Landlord/Managing Agent is inadequately managing your block of flats?

Do you feel the levels of service charges are too high or unreasonable?

Fast, Friendly and Efficient Property Management Team

As part of the broad property services that Brethertons provides, our Residential Property Team offers a highly efficient service empowering leaseholders to assert the remedies they are entitled to against Inadequate Block Management. Our range of services includes giving advice to Lessees and Resident's Associations on issues such as:

- **Right to Manage**
Putting lessees in charge
- **Formation of Right to Manage Companies**
- **Collective Enfranchisement**
The Right to Buy the freehold of the block between a number of the lessees
- **Enfranchisement of Houses**
The Right to Purchase the freehold of your house
- **Appointment of a Manager or Receiver**
- **Leasehold Valuation Tribunals (LVTs)**
Applications to the LVT to challenge unreasonable Service Charges and/or the Landlord/Managing Agents choice of Insurer

Residents' Associations

Forming a recognised Residents' Association to lobby the Landlord and entitle you to be consulted about certain management matters.

Proactive Expertise

The Residential Property Team also assists Leasehold Owners and Residents Associations to ensure they are up to date with on-going changes in legislation and recent decisions of the Leasehold Valuation Tribunal. The Team also helps Leaseholders to understand their rights and responsibilities in relation to:

- **Extension of Leases**
Your right to have your Lease extended by adding a further 90 years to the end of your current term
- **Lease Variations**
Many leases are, by any objective view, poorly drafted and defective. You can apply to have your Lease varied and we can assist you in this process
- **The Right of First Refusal**
Your Right to Buy should the Landlord wish to sell his interest in the Freehold
- **Advice on Assured Shorthold Tenancy Agreements**

How can we help?

At Brethertons LLP, we work hard to ensure our clients' expectations are met. We discuss your needs with you in advance and then tailor our service to match your needs; not the other way around.

If you are a flat owner or a member of a Resident's Association and wish to consider any of the above processes or if you are part way through, we would welcome the opportunity to discuss your situation with you. We provide jargon free expert advice on all Leasehold Enfranchisement Options.

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