

Lease Extensions Do I Qualify?

A flowchart to help you to assess whether or not you are entitled to extend your lease



INSTRUCT A VALUATION SURVEYOR TO PREPARE VALUATION FOR LEASE EXTENSION

A Valuation Surveyor will, based on the valuation methods set out in Statute, provide a minimum premium he/she considers you should pay for a lease extension. This is the figure we will then propose to the Landlord as being an appropriate price to pay for the lease extension.



GIVING NOTICE TO YOUR LANDLORD

By Serving a Notice informing the Landlord of your intention to extend your lease, activates the formal procedure. You will be liable for all reasonable costs of the Landlord from this date (including legal and surveyor's costs) We can prepare and Serve the Notice on the Landlord. We would also Register the Notice at the Land Registry against the Landlord's Title for protection.



LANDLORD'S COUNTER NOTICE

Your Landlord will then serve his Counter Notice in just over 2 months. The Notice will either accept the terms proposed or suggest new ones. The Landlord may also apply to the Court on the Grounds of Redevelopment.



NEGOTIATIONS WITH LANDLORD ABOUT TERMS

You will then have a window of between 2 to 6 months within which to negotiate terms of the new lease with the Landlord. If it is not possible to reach agreement, we can also assist you to apply to the Leasehold Valuation Tribunal for a determination.

Contact information:

Roger Hardwick
Head of Enfranchisement
Brethertons LLP
Strathmore House
Waterperry Court
Middleton Road
Banbury
Oxfordshire
OX16 4QD

Tel: +44 (0)1295 661453

Email: rogerhardwick@brethertons.co.uk