



Factsheet

Leasehold enfranchisement

As a leasehold owner you can extend the lease of your flat or house, acquire a share in the freehold of your building, or engage with other leaseholders in your building to manage the building - all of which fall under the umbrella of leasehold enfranchisement.

It can be a complicated process and not all solicitors have the right experience. At Moore Barlow we have assisted clients with hundreds of lease extensions, purchase of freeholds and right to manage matters. We provide clear, practical, commercial and strategic advice on how to meet tight time frames, and provide a personal service throughout.

Our dedicated lawyers in Richmond, Southampton, Lymington and the London offices have many years' experience working with land and property, and will work with you to ensure the process is as stress free as possible.

The types of work our leasehold enfranchisement team manage include:

- Individual or multiple lease extension of flats: Statutory and non-statutory (agreed form) lease extensions, we act for leaseholders in extending the term of years on their lease and for freeholders in granting an extension of the term of years on the lease.
- Assignment of benefit of a tenant's notice of claim for a lease extension: We act where a seller is selling a property and serving formal notice to extend the lease, or where a buyer wants to purchase a property and take an assignment of the benefit of the notice of claim to extend the lease.
- Collective enfranchisement: We act for leaseholders who wish to acquire the freehold of their building. We also act for landlords/freeholders in their disposal of the freehold following a claim by the leaseholders.
- Lease extension of a house: We act for leasehold owners in obtaining an extension of the term of years in their leasehold interest in a house (as opposed to freehold). We also act for freehold owners in granting an extension of the term of years on the leasehold interest in a house.

- **House enfranchisement:** We act for leasehold owners who wish to acquire the freehold of their house and for landlord/freeholders in their disposal of the freehold of the house following a claim by the leaseholder.
- **Missing landlords:** We act for leaseholders who want to extend their leases or acquire the freehold of their building where there is a missing landlord. We work in collaboration with our property litigation department to resolve these matters.
- **Tenant's right of first refusal:** We act for leaseholders who have been served with a formal notice by their landlord/freeholder who might be seeking to dispose of the freehold or intermediate interest in the building their flat forms a part of. We act for landlords/freeholders who are seeking to serve a formal notice on the qualifying tenants of a building.
- **Right to manage:** We act for leaseholders of a building who wish to make a Right to Manage claim to take control of the management of their building. We also act for landlords/freehold owners in responding to a Right to Manage claim by the leaseholders.

In some cases, we may need to involve other legal and property professionals, our corporate or property teams, or indeed property surveyors with experience in the above areas of law who we have established relationships with.

“ Jolanda Peters and Niki Dunsby have undertaken numerous deals for our company. Always handled our cases with high professionalism and without delays. Whenever facing a complex situation, Jolanda outlines the problem in detail therefore helping us make informed decisions. Having worked with several solicitors over the years makes us appreciate the difference in the level of service that we get, a service that is also considerate of our need to keep costs within reasonable limits.”

John Pesmazoglou, Director of Dewstar Limited, Isle of Man

Contact



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