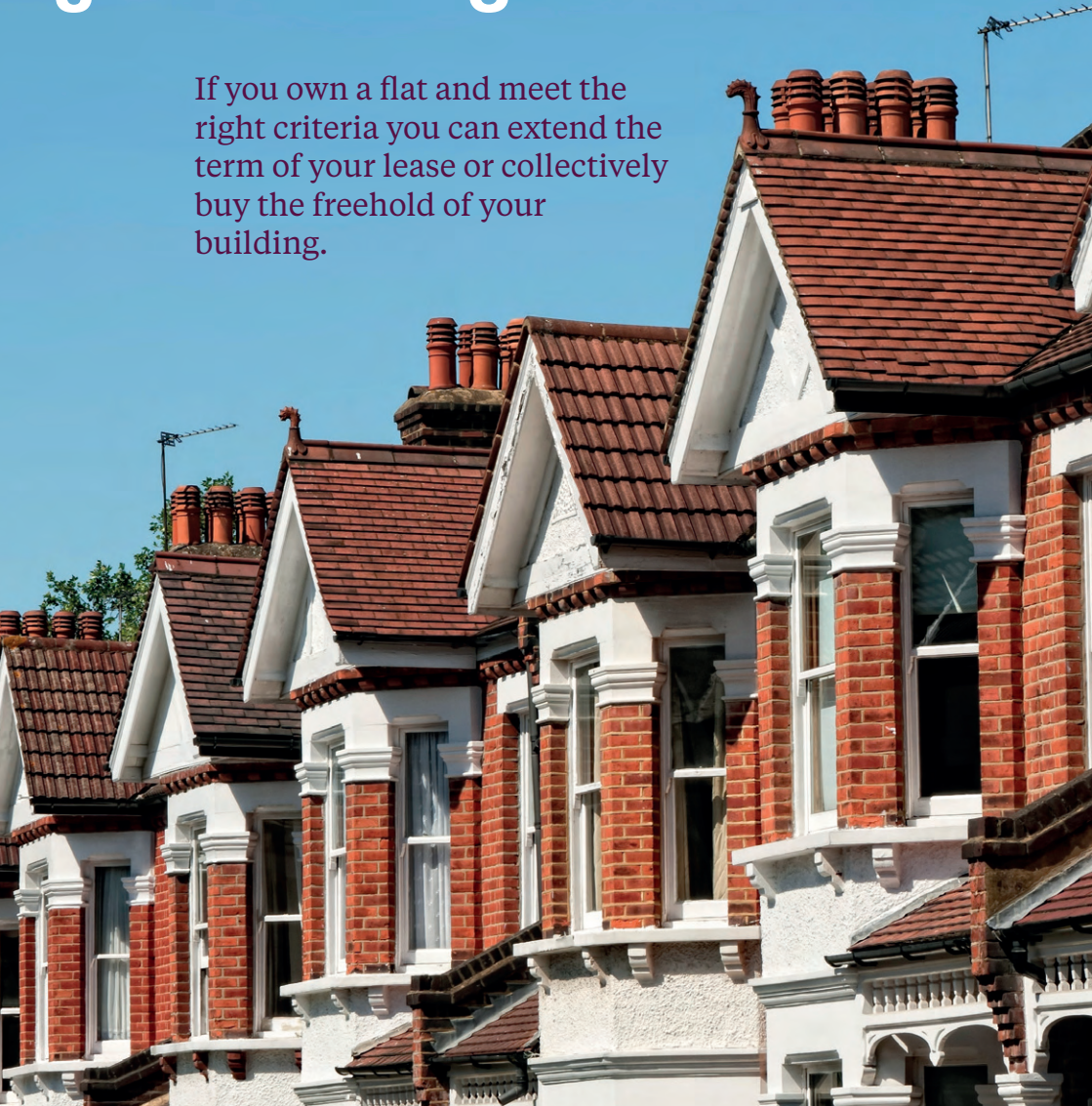


# Want to extend your lease or buy the freehold of your building?

If you own a flat and meet the right criteria you can extend the term of your lease or collectively buy the freehold of your building.



# Lease extension and freehold enfranchisement made simple

The legislation that deals with these rights is the Leasehold Reform Housing & Urban Development Act 1993 (as amended).

## What are your rights?

For lease extensions, you have the right to a 90-year extension to what is unexpired on your existing lease at a 'peppercorn ground rent' (nil). This means there will be no more ground rent to pay. For example, if your lease has 70 years left, you can extend it to 160 years. To qualify, you must own a long lease and have been the registered owner for two years.

For a collective enfranchisement, you are able to collectively buy the freehold with the other leaseholders. To qualify, the building must have two or more flats and over 50% of the leaseholders must agree to buy.

There are other criteria to be aware of for each process which we can advise you on.

## How can Landmark help?

We understand that the process can be daunting and that our client's circumstances are often very different.

Collectively our surveyors have many decades' experience dealing with this legislation. We'll work out how much the lease extension or freehold should cost, advise you of what to offer in your Notice of Claim and negotiate the premium or price with the Freeholder for you. If the matter is not agreed in negotiation and goes to Tribunal, we can then provide an Expert Witness report and attend the hearing to give evidence on the valuation.

## Absentee Freeholder

If your Freeholder is missing then you will not be able to serve Notice on them. We are able to assist clients in this situation.

## Are you a Freeholder?

As well as Leaseholders we also regularly act for Freeholders. If you have been approached by a Leaseholder or received a Notice of Claim then please contact us.



**For further advice, please call us on  
0800 876 6002 to discuss how we can help**