

A GUIDE TO RESIDENTIAL LEASEHOLD EXTENSIONS

INFORMATION FOR OUR CLIENTS



Did you know...

If you own a leasehold flat or house in England or Wales, letting your lease drop too low can decrease the value of your property.

Our flexible team of experts work to your individual requirements as your residential legal specialist or as an extension of your existing team.

What is a leasehold?

You only own a leasehold property for a fixed period, which means you will have a legal agreement with the landlord (also known as freeholder) called the lease. This tells you how many years you'll own the property for. Once the lease ends, the property will then return ownership to the landlord. Traditionally, most flats are sold as leasehold, however houses can be leasehold too when brought through the shared ownership scheme.

What are my responsibilities with a leasehold?

Your responsibilities as a leaseholder are unique and will be set out in your lease, examples of your responsibilities may include: seeking permission to make alterations and the agreed costs to maintain the property.

What are my rights with a leasehold?

As a leaseholder, you have the right to: get information about service charges or insurance, know the landlords name and address, be consulted about certain maintenance and running costs and be able to challenge certain charges under some circumstances.

Why do I need to know the number of years left on my lease?

It's important to check the length of time remaining on your lease, if this falls below 80 years many mortgage lenders will not grant a mortgage on the property, which can negatively affect the value of the property.

Why do I need to extend a lease?

Before deciding whether to extend the lease of your property, you need to assess the benefits against the effort and expense. Properties with shorter leases, less than 80 years, tend to be less valuable than ones with long leases, they can also be more difficult to get a mortgage on and can be more difficult to sell as a result.

Am I allowed to extend my lease?

Under the Leasehold Reform Housing and Urban Development Act 1993, if you've owned the property for at least two years, then you are entitled to request a 90-year extension on a flat to be added to your lease at a fair market price or under the Leasehold Reform Act 1967, you can request a 50 year extension on the lease of a house.

How do I extend a lease?

Contact Moore & Tibbits to find an expert solicitor in your local area. They will then arrange an expert surveyor to professionally value the lease extension depending on your properties value. Your solicitor or surveyor may then negotiate the price back and forth with the landlord until an offer is accepted.

What are the expected costs of buying the lease to become a freehold?

There's no set price to purchase a lease to become a freehold, factors can include the lease term, flats' values and ground rent. It also rests on negotiations and the surveyors' valuation. The shorter the lease, the higher the cost tends to be.

What is the process to change a leasehold property into a freehold?

Leaseholders have a legal right under the Leasehold Reform Housing Urban Development Act 1993 and the Leasehold Reform Act 1967 to buy the freehold of their property if they meet certain qualifying criteria. Alternatively, it is possible to negotiate with the freeholder informally to buy the freehold by agreement. Buying a freehold can be a difficult process, it's important to seek help and advice from a trusted local solicitor.

Moore & Tibbits Solicitors



Contact us

Our friendly, knowledgeable solicitors are here to provide all the help and advice you need, so for advice about extending your residential leasehold, call us today on 01926 491 181.

Changing the way you see lawyers.

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