

## **A&R.** Adding Value & Security

### Freehold & Leasehold Enfranchisement

**Our services assist leaseholders and landlords with their freehold acquisition needs, right to manage and lease extensions.** In these situations we can provide you with expert advice about your eligibility, how and when to instruct valuation experts, the statutory procedure you need to follow and the best strategies for securing attractive conveyancing terms.

#### **Owners & Managing Agents**

Whether you are an owner of a flat or flats, an owner of leasehold houses, a managing agent for blocks of flats, or a freeholder or landlord of blocks of flats and leasehold houses - we can help.

Our experienced expert team provides advice to both tenants and landlords alike about the key issues surrounding leasehold enfranchisement:

- Collective enfranchisement (acquisition by leaseholders of the freeholds of their buildings) where leaseholders wish to take control of the management of their building or grant themselves lease extensions
- Lease extensions - when leaseholders wish to ensure the remaining term of their leases does not approach a level where mortgage lenders will be reluctant to lend against the property or where potential buyers are deterred
- Right of first refusal where landlords wish to dispose of their freehold interests to someone other than the leaseholders

- Acquisition by leaseholders of the right to manage their buildings - when they seek to control the management of their building

Taking control of the leasehold enfranchisement issues relating to your property or properties is important to you for several reasons:

- By exercising their various enfranchisement rights leaseholders can have a greater say in the management of the building in which their home or their investment is located
- The value of flats diminishes at an escalating pace as the term reduces and this can be a real issue where the remaining term is less than 80 years. The longer leaseholders delay in exercising their rights, the more expensive it becomes to do so
- By taking prompt action leaseholders can secure the value of their flats at the minimum cost

We compete with top London firms on quality of service and advice and with regional firms on cost.

### **Landlords & Tenants**

The landlord's approach will be to ensure that any leaseholders seeking to exercise their rights are properly eligible under the legislation and have complied with the complicated procedural requirements.

The landlord receiving proper advice will generally be looking to resist any flawed applications by leaseholders. Where leaseholders do validly exercise their

rights, the landlord's advisors should help to ensure that the highest possible premium is achieved, and to recover the bulk of their fees from the participating leaseholders.

We regularly advise landlords and tenants and make representations to the LVT to protect the interests of our clients.

### **Why choose Adams & Remers?**

- We have a strong team with many years' experience - including specialist litigators who can handle, and where appropriate conduct, tribunal and court proceedings on your behalf
- Our experience allows us to help landlords protect the value of their freeholds and maximise the returns from the leasehold enfranchisement procedures
- We can deal comfortably with very difficult cases and are regarded by other firms as specialists in the field
- We are used to dealing with difficult landlords – we are aware of the common 'tricks' that tenants can encounter
- We have strong links with valuers and other professionals specialising in this field
- We have acted for landlords and tenants with a very diverse range of properties and values – from single lease extensions to large developments
- We will provide you with a free estimate on request. You will find that we can compete with city firms on quality of service and advice and with regional firms on costs.
- We can help with unusual cases involving:
  - absent landlords
  - insolvent landlords
  - intermediate lessees
  - bona vacantia
  - mixed-use buildings

**Contact us now to discover how we can help you to pursue your rights.**

Adams & Remers Solicitors  
Trinity House  
School Hill  
Lewes  
Sussex  
BN7 2NN

Email: [enf@adams-remers.co.uk](mailto:enf@adams-remers.co.uk)