



Take more control over your leasehold property

We regularly assist people who, after settling in to their new leasehold property, decide they would like to have greater control over it.

In 2002 the Government passed legislation, the Commonhold and Leasehold Reform Act, in recognition of the fact that in some unfortunate situations owners of leasehold flats have problems with their landlords, the owners of the freehold, in respect of the management of the building they live in.

Problems that occur commonly involve disputes over service charges, lack of maintenance of the fabric of the building or, in some cases, a total lack of contact with the landlord. If you find yourself in this situation ask us about Right to Manage (RTM).

Even without such problems, leaseholders have the right to manage the building in which their flat is situated if there is enough of them to band together to do so.

In addition to the Right to Manage, leaseholders have had for many years, the right to purchase the freehold from the landlord. This is formally known as the Right to Enfranchise (RTE).

We can also help if you decide that you would like to extend the lease on your property.

Right to Manage (RTM)

Leaseholders and their neighbours can make a claim to take control of the maintenance and service charges of their building. If successful, you can save money and ensure that the building you live in is maintained satisfactorily. Leaseholders who have the Right to Manage also have the option to instruct managing agents to look after maintenance issues.

Right to Enfranchise (RTE)

Our solicitors can help if you would like to own the freehold of your leasehold property. If you own the freehold with your neighbours you are entitled to set and administer ground rents and leases. Exercising your right to enfranchise allows you to extend your lease for free.

Leaseholders can only exercise the right to collectively purchase the freehold title of the building in which their flats are situated if they themselves qualify and the building also qualifies.

Lease extension

If you own a flat with a lease that was granted in the 1960s, 70s or 80s you may have difficulty in selling or re-mortgaging it. In these circumstances people often decide to exercise their right to extend their lease.

The right to a lease extension generally starts once you have owned the property for two years.

When there is less than 80 years to run on a lease, the cost of an extension becomes considerably more expensive.

Get in touch today

To arrange an appointment or for further information on the subjects discussed in this leaflet contact Paul Reeves. Paul is one of our Partners and deals with RTM, RTE and lease extensions for our offices in Birchington, Broadstairs, Canterbury, Margate and Ramsgate

Email:
plr@boysandmaughan.co.uk
Phone: 01843 234000