

# Leasehold enfranchisement



## Leasehold enfranchisement

Leasehold enfranchisement is the statutory process by which lessees have the right to claim their freeholds or 90 year lease extensions for flats.

This field started with the enactment of the Leasehold Reform Act of 1967. It allowed the long lessees of houses the right to obtain their freeholds or further lease extensions. As a result many freeholders, and in particular the large London estates, have had no choice but to give up ownership of their assets.

As is often the case with legislation, the Leasehold Reform Act has had a surprising number of unintended consequences. The Housing Act 1974 amended the rateable value limits as a qualifying test for houses to include mid-sized properties. This was followed by the Leasehold Reform, Housing and Urban Development Act 1993 which primarily dealt with flats, which previously had not been enfranchisable. This Act also abolished the rateable value for limits for houses permitting the largest houses to enfranchise.

The Commonhold and Leasehold Reform Act 2002 abolished the residency qualification and opened the doors to companies, investors and, by implication, developers to have rights to enfranchise as well.

We are the leaders in this field, boasting the biggest, specialist team equipped to provide the full range of services that could be required.

### Key services include:

- full valuation service including capital values, tenants' improvements and obligations under leases
- validity of notices working with your solicitor
- expert witness before the Leasehold Valuation Tribunal, Lands Tribunal and County Court where necessary

We have the largest specialist team in London.

### For further information contact:

Julian Briant  
Partner  
0207 408 1010  
julian.briant@cluttons.com

We have been involved with many high profile cases including Arbib and Sportelli.

Our clients range from the large London estates, charities and companies, to individual property owners and include properties ranging from studio flats to large multi-million pound homes. Many of our clients are located in north, central and south London, however we have clients in Richmond, Hackney, Greenwich, Eltham, Sunningdale, Windsor, Oxshott, Plymouth and Oxford.



This document has not been laminated to allow recycling.

cluttons.com

