## EXTENDING A LEASE

2 year ownership of a flat gives rise to statutory right to a lease extension of an extra 90 years on top of the remaining term of the lease with no ground rent payable under the Leasehold Reform, Housing and Urban Development Act 1993 ("the 1993 Act").



Instruct a specialist valuation surveyor to prepare a valuation of the price payable to the freeholder for an extension of the lease of the flat





## Statutory route

STATUTORY OFFER UNDER THE 1993 ACT

- Serve a formal notice of claim which must contain details of the proposed price payable as recommended by the valuation surveyor and require the Landlord to respond by a specified date no sooner than 2 months from the date of the notice
- 2. The Landlord can:
- Seek a deposit 10% of the proposed price
- Seek proof that the tenant is entitled to a lease extension
- Instruct its own valuer and seek access to the flat
- Serve a counter notice saying whether or not it agrees that the Tenant is entitled to a lease extension and with its proposals for the price payable and any other terms

## Informal route

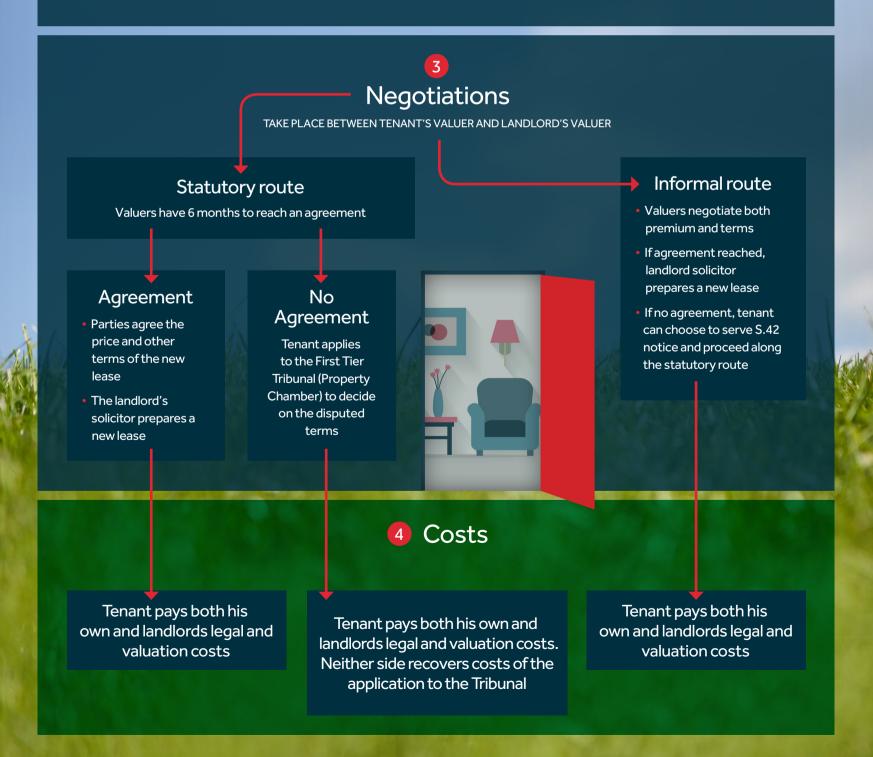
- Write to landlord offering to pay a lower price for a voluntary lease extension for a shorter period and continue to pay a ground rent
- 2. Landlord will:
- Accept the offer and his solicitor will prepare a new lease

OR

 Instruct their own valuer to survey the flat and make a counter offer

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• Reject the offer and insist on the statutory route



We try to draft our leaflets using clear and simple language but on the odd occasion it is necessary to use a technical term or two.

If there are any terms you are not sure of, go to our website and click on our Jargon Buster