



Lease Extension Process

1 Ensure you have sufficient funds and check your eligibility:

a Had a lease of 21 years or more when granted and **b** Must have owned your property for 2 years.

2 Find out who owns the freehold.

3 If no freeholder can be found, then apply for a Vesting Order.

4 Pay for a Lease Extension Valuation

5 Instruct a solicitor to serve a Section 42 Tenant's Notice. Notice states date by which freeholder must respond with a Counter-Notice (date is normally 2 months after s42 Notice served but must be at least 2 months and no more than 6 months after). **NB From this point you are liable to pay the freeholder's 'reasonable costs'.**

6 If freeholder doesn't respond with a Counter-Notice by date stated in s42 Notice, you then have 6 months to apply for a Vesting Order.

7 Freeholder responds with a Counter-Notice by the stated date. They either:

AGREE or **DISAGREE**

New lease with additional 90 years added onto current lease term with no further ground rent – subject to agreeing new lease conditions.

8 If the freeholder chooses to disagree or you cannot agree conditions, between 2 and 6 months after, you or they can make an appeal to the Leasehold Valuation Tribunal. **NB From this point, the freeholder must pay for their own costs.**

9 Tribunal makes decision which becomes final 28 days after it is sent out. Within 21 days after that, the freeholder must produce a draft lease.

10 Within 2 months of decision becoming final, both you and the freeholder are obliged to enter into the new lease.

11 If the freeholder hasn't entered into the new lease after 2 months, you have 2 months to apply to court to force the freeholder into meeting their obligations.

SAM 
Conveyancing

For more information about Vesting Orders, Valuations, Tenant's Notices or if you have any other queries, please visit our website

www.samconveyancing.co.uk