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# Residential Leasehold Enfranchisement



The Leasehold Reform Acts give leasehold owners of houses and flats the right to extend their lease or buy the freehold of their house or block of flats. This is a complex area of law and valuation which can be time consuming for both freeholders and lessees. We have one of the most experienced teams of valuers in this specialist field and are able to offer comprehensive advice in this area. Our friendly, professional advice has helped innumerable people through the minefield of buying their freehold or negotiating a new lease.

We also act for landlords and one of our special interests is in advising head lessees (also known as intermediate landlords) who are sometimes forgotten in the exchanges between freeholder and leaseholder but whose interests can be quite valuable.

Jennifer Ellis FRICS leads the team and has been involved in some of most well-known cases. For example she acted for the lessees who purchased the freehold of Dolphin Square. Not all cases end up in a tribunal hearing and we prefer to settle claims if that is possible. That saves the professional costs that go with a hearing.

Services we also provide:

- RICS Red Book Valuations for ATED, inheritance tax, probate, accounts purposes and so on
- Assessing premiums for granting licences for alterations, or retrospective licences
- Assessing and agreeing ground rent reviews linked to capital values
- Measurement exercises for reviewing service charge apportionments
- 1967 Act claims for freeholds with substantial commercial elements
- Bulk lease extension claims for flats in a block

## Why Fifield Glyn?

Fifield Glyn are Chartered Surveyors, Commercial Property Consultants, Residential Block Management Specialists and Real Estate Valuers. Established in 1975, we are regulated by the Royal Institution of Chartered Surveyors (RICS).

We act for landlords, tenants, property companies, private individuals, trusts, pension companies, freeholders and right to manage companies dealing with retail, industrial, business and residential properties in London, Manchester and throughout England, Wales and the Channel Islands.

*... We offer a personal and professional service*



Agency, Asset Management, Building Services, Dispute Resolution, Leasehold Enfranchisement, Property Management & Valuations

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