

Who are we?

Osler Donegan Taylor is a modern and friendly firm of solicitors based in Brighton & Hove. We specialise in all areas of Property Law. Our enfranchisement team has been successfully assisting flat owners in extending their leases across the South East since 1998. We can draw on a wide range of experience in acting for lessees and freeholders alike.

We know that extending your lease is a good investment and there are many other reasons why you might make this decision. We will be able to assist in all aspects of helping you get your lease extension swiftly and with as little fuss as possible.

Successfully
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flat owners
in extending their
leases
since
1998

Interested in finding out more?

We carry out free drop-in clinics at our offices every Tuesday afternoon between 2pm and 3.30pm. Feel free to call in and speak to one of the team to find out more about extending your lease. Alternatively call us on 01273 710712 or send us an e-mail and we will be happy to explain the process in more detail.

Finally, we'll be happy to provide you with a full written quote.

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Osler Donegan Taylor
Solicitors

Thinking
of
extending
your
lease?

Finding the best solution

Finding the best solution

The Law

Parliament passed the Leasehold Reform Housing and Urban Development Act in 1993. This governs (amongst other things) the law relating to your right to extend your lease.

This is a highly specialised area of law and the Act is a very complicated piece of legislation. Broadly speaking, to qualify to extend your lease you must fulfil the following criteria:

- You must have a long residential lease
- You must have owned your flat for at least two years

If this applies to you, then you will be able to oblige your freeholder to grant you a lease extension of 90 years and to reduce your current ground rent to nil!

we have
a wide
experience
in this
area
of the **law**

What if I do not qualify?

If you do not qualify under the Act, then you cannot force your freeholder to grant you a lease extension. This does not always mean that you cannot get one. It is sometimes possible for us to negotiate a lease extension on a less formal basis with your freeholder. Because of our wide experience in this area of law, we are able to offer comprehensive advice on the viability of negotiating a lease extension privately. We work closely with a variety of local valuation surveyors with whom we have long established good working relationships.

Alternatively you may qualify to purchase your freehold. In this case you would usually be able to give yourself a lease extension (as well as a great deal more) without paying any premium to your landlord.

For more details see our leaflet entitled "Thinking of Buying your Freehold?"

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At the same time, we also find that flat- owners often want to extend their leases purely because a longer lease term can be worth more than a shorter one when the time comes to sell and move on.

Apart from helping you to extend your lease under the Act or on a less formal basis, we can also often negotiate other variations to your lease, such as the right to extend into the roof-space, the right to carry out home improvements and other alterations. If you have a willing freeholder, almost anything can be achieved!

What are the benefits of extending my lease?

The boom in development in the South East in the 1970s and 1980s meant that many residential properties were granted 99-year leases during that period.

We find that it can sometimes be difficult to sell a flat where the lease has less than 80 years to run. Many buyers interested in buying such flats are often advised to ask the sellers to obtain lease extensions from their freeholder before they will go ahead with the purchase.