

Step by step guide on extending your lease

Step 1

Inform your freeholder



You must let your freeholder know that you wish to extend your lease and go down the statutory route.

Step 2

Appoint a lease extension solicitor



Appointing a solicitor that has experience with leasehold extensions and is a member of ALEP (Association of Leasehold Enfranchisement Practitioners) is very important.

Step 3

Find a valuation surveyor



You will need a surveyor with expert knowledge in lease extension legislation. They should also be a member of ALEP. Kirkby Diamond are proud members of ALEP.

Step 4

Make a formal offer



You will need to serve a tenant's Notice which is formally called a Section 42 Notice. Your solicitor can take care of this.

Step 5

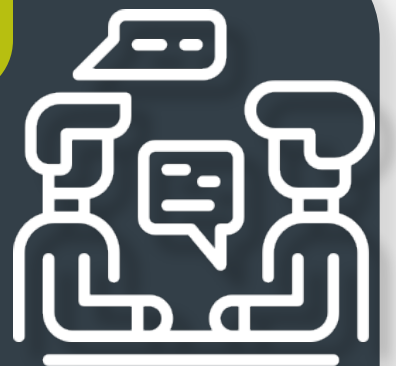
Landlord can serve a counter notice



This is called a Section 45 Notice, and is your landlord's response and counter offer to your proposal.

Step 6

Negotiate the price



Solicitors and valuers on both sides will now negotiate the price in order to arrive at a conclusion. Sometimes negotiating isn't necessary but it can take 3-12 months in some cases.



Contact Kirkby Diamond for further information on the lease extension process:

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