

Case Studies – Lease Extensions of Flats

Flat B, 34 Upper Parliament Street, Liverpool, L8 1TE

This flat is part of a mid-terrace Victorian house, previously occupied by George Stevenson, railway engineer and today converted to provide three apartments and situated in Liverpool city centre. The flat had 63½ years still to run with no ground rent payable. We served notice for a lease extension of an additional 90 years on the freeholder, Liverpool City Council in July 2018, which was accepted, and we agreed a price payable of £5500 with £5 payable to the intermediate landlord plus landlord's costs of £1000. The new lease completed in February 2019 and was registered with HM Land Registry in early April 2019 allowing the sale of the flat with a lease of 153 years still to run.



Apartment 1, 1 Brunswick Street, Liverpool, L2 0PQ

This flat is part of a former office building situated in Liverpool city centre and now converted to provide five apartments with a café to the ground floor. The flat had 82¼ years still to run with a ground rent of £150 pa rising at fixed intervals every 30 years. The tenants employed a solicitor to serve notice on the freeholder, and called us for assistance, and we issued a valuation to the freeholder, Liverpool City Council and copied in the intermediate landlord, claiming a 90-year lease extension in May 2018 and we agreed a price of £5681 (split £4833 to the intermediate landlord, and £848 to the freeholder) plus costs of £1100 for the freeholder and £500 for the intermediate leaseholder. The lease completed in January 2019.



Apartment 6, Hamilton Court, Marlborough Road, Sale, M33 3BH

This flat is one of six flats within a purpose built three storey block and had 71 years still to run with no ground rent payable. We served notice on the freeholder requesting a 90-year lease extension and agree a price outside of the Leasehold Reform Act 1967 of £3500 with a ground rent of £250 per annum, and Landlords costs at £750. A group of tenants are now considering purchasing the freehold and we are advising as required.



Case Study for 23 Cumberland House, St. Mary's Court, Peterborough, PE1 1UN

The lease was originally granted for a term of 125 years from 26th September 1979 at a rent of £100 per annum (rising) and had 89 years still to run when we were instructed by the flat owner. We negotiated a lease extension at £1,315 with landlord's fees payable of approximately £1500. The lease was extended on the same terms as before save that now the lease has 179 years to run with a nil rent payable with the whole process taking four months to complete.

