



Update to enfranchisement procedure

The Leasehold Reform (Amendment) Act 2014 will come into force on 14th May 2014 following the Royal Assent of the Leasehold Reform (Amendment) Bill on 13th March.

The Act provides a simple but important change to Section 99(5)(a) of the Leasehold Reform, Housing & Urban Development Act 1993 which makes it a requirement for any tenant making a claim for a lease extension or joining in a collective enfranchisement claim to acquire the freehold pursuant to the revisions of the 1993 Act to sign the Notice of Claim personally.

With effect from 14th May 2014, the Tenant's notice can be signed by a duly authorised person (such as a solicitor) or someone holding a Power of Attorney to sign on the Tenant's behalf.

This amendment will be of particular interest to those dealing with a collective claim for the freehold interest in a block (or blocks) of freehold flats, as it avoids the need for a notice to be signed by numerous tenants. It should be noted, however, that the Act only applies to England and does not alter the legal position in relation to Wales.

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This article is not intended to be a full summary of the law and advice should be sought on all issues.

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