



Brookland Management Limited
Woodbourne Court Woodbourne Road Sale Cheshire M33 3TT

June 2024

Information re Woodbourne Court Leasehold Extension

Background:

The freehold to Woodbourne Court was purchased in 1994. Each shareholder at the time raised a £500 contribution to secure the purchase, totalling £7500.

Since then, ground rent has been waived.

Current situation:

The leasehold term for a small number of flats currently stands at 89 years.

When the term drops below 90 years or is 80 years a mortgage lender may not lend, and the property may decrease in value.

Brookland Management Limited (BML) owns the freehold and is Landlord. All shareholders are Leaseholders.

The new leasehold law in 2024:

The Act will amend the current provisions of Section 14(1) of the Leasehold Reform Act (LRA) 1967 and Section 56 Leasehold Reform, Housing and Urban Development Act (LRHUDA) 1993, and will allow for a lease over a house or flat to be extended to 990 years instead of 50 years and 90 years for houses flats respectively.

Prerequisite:

Currently BML requires all legal fees to be paid in full by the Leaseholder.

Links:

<https://www.gov.uk/government/news/leasehold-reforms-become-law>

<https://commonslibrary.parliament.uk/leasehold-reform-in-england-and-wales/>

For more information/clarification seek advice from a solicitor.

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