



# Step by Step Guide to Enfranchisement of Leasehold Premises

"Very useful  
content and  
well delivered"

Practical guidance on this  
complicated area

23 April 2008, Leeds

30 April 2008, London

"Enfranchisement will continue to be a growth area for lawyers, with the increasing number of flat developments. Attend this conference for guidance on how to proceed, including the implications of Sportelli"

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- 9.00 Registration and Coffee**
- 9.30 Chairman's Welcome and Introduction**  
*Professor James Driscoll, Consultant solicitor, Trowers & Hamlins*
- 9.35 Overview of Enfranchisement Legislation**
- House lease claims and the Leasehold Reform Act 1967
  - Flat lease claims and Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993
  - Rights of first refusal under Part 1 of the Landlord and Tenant Act 1987
  - Compulsory acquisition under Part 3 of the 1987 Act
  - Recent reforms
- Professor James Driscoll, Consultant solicitor, Trowers & Hamlins*
- 10.10 Enfranchisement and Lease Extension for Leasehold Houses**
- A general overview of the Leasehold Reform Act 1967 in the light of the changes introduced by the Commonhold and Leasehold Reform Act 2002 and recent court decisions, including:
- What is a "house"
  - The rules of qualification
  - How to make a claim
  - Is a lease extension worth the bother?
  - Brief look at valuation principles
- Damian Greenish, Pemberton Greenish*
- 11.00 Coffee**
- 11.15 Valuation Issues in Leasehold Reform**
- Life after *Sportelli*
  - Principles of the statutory valuation
  - House enfranchisement and new extended Lease - examples
- James Wilson, W A Ellis LLP*
- 12.00 Collective Enfranchisement: Leasehold Flats**
- Qualifying conditions
  - Outline of procedure
  - Sample forms
  - Precedents of notices
- Nicholas Kissen, LEASE*
- 12.45 Questions**
- 1.00 Lunch**
- 2.15 Lease Extension for Flat Leaseholders**
- What is a 'long lease'?
  - Ownership rule – avoiding the traps
  - Non-qualifying leases
  - Making the claim – getting it right
    - Notices
    - Precedents
  - Intermediate landlords and mortgagees
  - Lease extension as an alternative to collective enfranchisement
  - Tax considerations
- Paul Brecknell, Withers LLP*
- 3.15 Tea**
- 3.30 Valuation Issues in Collective Enfranchisement Claims**
- Collective enfranchisement - the principles
  - Worked example
- James Wilson, W A Ellis LLP*
- 4.15 Applications to the Court and Tribunals**
- Jurisdiction
  - Applications
  - Appeals
  - Procedure
- Kerry Glanville, Pemberton Greenish*
- 5.00 Conclusion and Chairman's Closing Remarks**
- 5.15 Conference Close**

# Step by Step Guide to Enfranchisement of Leasehold Premises

Enfranchisement and lease extensions for both flats and houses are likely to be an increasing area of work for solicitors now that the changes contained in the Commonhold and Leasehold Reform Act are in force.

Like all areas of work which straddle property and property litigation, this is a difficult area for practitioners, with frequent complaints by clients about delay and costs. It is therefore particularly important for lawyers working in this area to make sure that they are fully conversant with the latest position, including all the recent case law and statutory changes.

This one day conference will bring practitioners up to speed with all the latest developments in:

- Practice and procedure
- Valuation
- Case and statutory law

## Chairman:

**Professor James Driscoll** is a partner in the property department of Withers where he leads a team specialising in residential lease extensions and residents' buy-outs of their freeholds. He works closely with the leading valuers in this area. He is the author of the *Encyclopedia of Forms and Precedents Bulletin* on the Commonhold and Leasehold Reform Act 2002.

## Speakers:

**Paul Brecknell** is a partner in the property department of Withers where he specialises in residential lease extensions and residents' buy-outs of their freeholds. He works closely with the leading valuers in this area. He is the author of the *Encyclopedia of Forms and Precedents Bulletin* on the Commonhold and Leasehold Reform Act 2002. He is a member of the Leasehold Reform Professional Committee.

**Kerry Glanville** is a partner and head of property litigation at Pemberton Greenish. She specialises in all areas of contentious property work including service charge disputes, rent reviews, dilapidations, forfeiture claims and enfranchisement. Kerry has been highlighted by *Chambers* as a "Leader" in her field.

**Damian Greenish** is senior partner of Pemberton Greenish where he specialises in residential landlord and tenant. He is trustee of the Sloane Stanley Estate, and as a co-editor of the fourth edition of *Hague on Leasehold Enfranchisement*, he is recognised as a leading authority in the complex area of enfranchisement.

**Nicholas Kissen** was in private practice as a solicitor for nearly twenty years and was a partner in a long-established firm in Ealing before joining LEASE in April 2002. He is a senior adviser with responsibility for professional training and development. As such he has considerable experience of public presentations on all aspects of residential leasehold law.

**James Wilson** qualified as a Chartered Surveyor in 1992, after a first career in the army. He has had 20 years experience of central London residential property, the last 12 years being concentrated on landlord and tenant matters based on the central major landed estates, acting for both landlords and tenants. He is a Fellow of the Chartered Institute of Arbitrators.

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