



Recognised Tenants Association
Company No - 06826092
Incorporated - 20th February 2009

22, Tern Walk, Gosport, Hants, PO13 0RY
e-mail - admin@peelcommonresidents.co.uk
Telephone - 02392 161202 (Answer machine - Leave a message)

Peel Common Enfranchisement 2013

In the summer of 2013 all members of the PCRA were invited to join an enfranchisement group set up and supported by the residents association. The invitation was only open to PCRA members though there was a 3 month window where non-members could join the PCRA thereby making them eligible to join the group. The reason for the need to set up such a group was due to the request for help from members who were frustrated by the intransigence of the Landlord on the subject of freehold purchase.

The group was set up with each member contributing a £20 joining fee to pay for the basic set up and running costs. A committee was appointed and a solicitor recommended by the Lease Advisory Service was chosen to act for the enfranchisement group. Initially the numbers were relatively small but within 3 months the group numbered 120 committed residents. An agreement was made to fund a limit of an all in purchase fee of less than £1500. To keep the costs at this level the enfranchisement would be self-help with members co-operating at each stage of the process with its committee. The main burden of the work outside of the solicitors remit would fall on the Chairman and the elected committee.

The solicitor Jon Tawse of Glanville's Solicitors (who specialised in Enfranchisement) was engaged and the Landlord given notice of the groups intentions. The options open to the Landlord was to negotiate with the enfranchisement group or be forced down a formal legal route. The latter would limit his profit of sale due to low valuation figures however all Landlord costs would have to be made by the group. Either way, informal negotiations or formal by the law, the group was determined to go forward.

In March of 2013 the negotiations started with the emphasis on an informal route to enfranchisement that hopefully would provide a deal comfortable for both parties. At the end of April, following a determined but patient period of negotiation by the group's solicitor, an agreement was reached. The agreed price plus legal expenses totalled £1250, inside the limit set by the enfranchisement group and within a short space of time the legal arrangements took place.

A Land Registry transfer form was agreed and a copy individually created for every member. Fees were collected and documents were signed and passed over to the landlord's solicitor within the agreed time scale.

The Land Registry will use the transfer document, signed by the Landlord, and alter their records accordingly.

Footnote:

The Land Registry transfer document contains identical covenants that are held in the Common Lease for the Peel Common estate. The covenants maintain the integrity of the estate and the protection of its upkeep including the payment of the Service Charge. The property however now belongs to the freeholder and not the Landlord of the estate.