



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



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A brief precise of the 2015 enfranchisement.

After the success of the 2013 enfranchisement and due to enquires by residents, in April 2015 Glanville's solicitor Jon Tawse, who specializes in enfranchisement, again agreed to proceed with the purchase of freehold for 54 residents.

Negotiations started with the emphasis, as the previous enfranchisement, on an informal route that hopefully would provide a deal comfortable for both parties. With the landlord charging £900 per applicant a total fee of £1600 was agreed for each transaction. To keep the costs at this level the main burden of the work outside of the solicitors remit would fall on the PCRA Chairman and the elected committee.

The appropriate paper work was produced and presented to the landlord at the end of October 2015.

After much faffing about it became obvious to Jon that, for whatever reason, the landlord was unwilling to sign.

Time passed and it was then disclosed that we had a new landlord who was not receptive to communications and whose solicitor had to be prompted on many occasions by Jon to advance the process.

Jon continued to try to get them to move forward with no avail. Therefore his only action was to take the formal route to enfranchisement where the landlord is legally obliged to sell a leaseholder his freehold. (See Reference Pack D for details).

To do this Jon employed the services of a QC. The decision was found in his favor and a rateable value of less than £100 was given for each house.

This obviously took time and the documentation was not signed until October 2016, when all applicants then became freeholders.

A rebate of just under £200 was given to all, making the final cost of around £1400.

The final process involved the registration of all 54 freeholds with the Land Registry. Due to the very slow progress of the Land Registry staff a registration task that was believed to take 2 to 3 months in fact painfully carried on for a further 7 months.

This enfranchisement attempt, though successful was only achieved by the employment of a very good competent solicitor and his perseverance and sheer hard work. The time scale to completion exceeded the initial estimated time of 4 to 6 months and carried on for 18 months. It has though now set a precedence and future valuations will be set at this price therefore making the whole process much cheaper for all.

Reference:

Pack C Enfranchisement

Pack D Enfranchisement

Enfranchisement 2013