



Leasehold team

We have extensive experience of dealing with the range of issues that may arise for our social housing clients when dealing with their residential leasehold stock.

Our areas of expertise include:

- Recovery of ground rent and service charge including s.20 consultation, Tribunal proceedings and debt action.
- Dealing with contentious applications for consent, including consent to alterations and subletting.
- Claims concerning defects in new build properties, including claims against developers and on guarantees or insurance policies.
- Ensuring compliance with the statutory procedure in respect of rights of first refusal.
- Recovery and management of estate charges.
- Shared ownership/qualifying tenants.
- Dealing with issues arising from mixed tenure occupation.
- Lease extensions, right to manage, and enfranchisement.
- Interpretation of rent review clauses and dealing with associated challenges.
- Enforcement of tenant's covenants, such as restrictions on subletting, repair, nuisance, and anti-social behaviour, including forfeiture proceedings.
- Issues arising from extra care leases.
- Advising on the right to buy and the right to acquire including eligibility, fraud and repayment of discounts.
- Terminating market rental arrangements including serving notice and dealing with claims for dilapidations.
- Contentious matters relating to commercial leases including security of tenure under the Landlord and Tenant Act 1954.
- Dealing with non-performance by, and insolvency of, management companies and residents' companies.
- s.35 & 37 Landlord and Tenant Act 1987 variations.

We would be happy to discuss how we may assist your organisation in dealing with leasehold issues. For further information, please contact Jennifer Bennett, David Firth or Abi Condry.



JENNIFER BENNETT
Partner
01962 678362
jennifer.bennett@capsticks.com



DAVID FIRTH
Partner
020 8780 4785
david.firth@capsticks.com



ABI CONDRY
Partner
020 8780 4719
abi.condry@capsticks.com



CLIVE ADAMS
Associate
01962 678360
clive.adams@capsticks.com



BRIDGET STARK-WILLS
Senior Lawyer
0121 230 1504
bridget.stark-wills@capsticks.com



RACHEL WHALE
Senior Lawyer
020 8780 4651
rachel.whale@capsticks.com

<p>Capsticks www.capsticks.com @capstickslp</p>	<p>London 1 St George's Road, London SW19 4DR T +44 (0)20 8780 2211 F +44 (0)20 8780 1141 DX 300118 -Wimbledon Central</p>	<p>Birmingham 35 Newhall Street, Birmingham B3 3PU T +44 (0)121 230 1500 F +44 (0)121 230 1515 DX 13003 -Birmingham</p>	<p>Leeds Toronto Square, Toronto Street, Leeds LS1 2HJ T +44 (0)113 322 5560 F +44 (0)113 242 2722 DX 713112 - Leeds Park Square</p>	<p>Winchester Staple House, Staple Gardens, Winchester, SO23 8SR T +44 (0)1962 678 300 F +44 (0)1962 678 311 DX 2532 -Winchester</p>
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