

Bromford.

Lease extension guidance for Shared Owners



Your lease

A lease typically lasts for 125 years, or 99 years from the commencement date in the lease (unless you have a new model lease). The number of years your lease is granted will be set out in the lease particulars and on the land registry title documents.

The length of a lease reduces over time. If the property is sold the original lease is simply assigned to the new owner rather than a new lease being created. If your lease term falls under 85 years it could affect the value of your property, and you may find it more difficult to sell and secure a mortgage.

Your solicitor should have given you a copy of your lease when you purchased the property. You can obtain a copy of your lease from Land Registry by paying a small fee.

The premium

Lease extension premium; The amount you pay to Bromford to extend your lease.

The premium a Shared owner pays to a freeholder for extending the lease follows a set formula. Visit www.lease-advice.org for more information.

It is worth noting that Bromford are unable to determine the exact cost of the lease extension until a formal valuation has been carried out. You can obtain an estimate via [The Leasehold Advisory Service website; Lease Calculator](#) but this is designed to only offer you an indicative value range.

Shared Owners

For Shared Ownership customers there is no statutory right to a lease extension. But we will consider granting lease extensions on shared ownership leases on a voluntary basis where there is less than 85 years remaining on the existing lease. In most cases, a new lease will be granted for a maximum 125-year term.

To apply for a Voluntary lease extension complete the [Lease extension form on our website](#).

Please be aware we cannot provide Legal or financial advice regarding your lease or your home. We recommend seeking independent legal advice to ensure this is the best route for you.



Costs and process

Valuation fee

- To determine the premium
- Payable upfront
- Non-refundable if you do not proceed with the lease extension

Premium

- The premium to extend the lease
- Determined by the formal valuation

Bromford admin fee

- Bromford's administration fee
- Payable if you do not proceed with the lease extension

Solicitor fees

- Bromford's solicitor fees
- Your own solicitor fees

1. Apply online

Complete the application form on Bromford's website.

2. Valuation fee payment

Bromford will acknowledge your application and requests payment of the valuation fee.

3. Payment confirmation

You confirm when payment is made.

4. Surveyor instruction

Bromford appoints a RICS surveyor to value your home.

5. Valuation report issued

The surveyor provides a valuation report valid for 3 months.

6. Customer offer letter issued

Bromford sends you the formal offer and valuation.

7. Accepting the offer

If you wish to proceed, you:

1. Complete and return the offer acceptance form.
2. Instruct a solicitor to act on your behalf.

8. Drafting the lease extension

Bromford instructs their solicitor to liaise with yours and draft the lease extension.

9. Agree completion date and final statement

Both solicitors agree on a completion date. You receive a final statement showing the premium and legal fees due.

10. Land Registry Update

After completion, your solicitor registers the lease extension.

Note; If you decide not to go ahead the admin fee and the valuation fee will still be payable and are non-refundable.



Who are we?

Since 1963 we have been providing customers with new and affordable homes. We want all of our customers to thrive and believe that with the right homes and someone who believes in their potential, almost anything is possible - with Bromford Shared Ownership we're helping more people than ever before to realise their dreams of owning their home.

Where does my money go when I buy a Bromford home? As a registered charity through the FCA registered societies, all the money Bromford makes goes back into the communities we work in and helps the people we work with thrive for a better safer life.



Shannon Way,
Ashchurch,
Tewkesbury,
GL20 8ND

0800 0852 499
sales@bromford.co.uk
bromfordhomes.co.uk



Follow us on TikTok



Bromford abides by the Consumer Protection
from Unfair Trading Regulations 2008

Bromford.