

RIGHT TO MANAGE

The Commonhold and Leasehold Reform Act 2002

The Commonhold and Leasehold Reform Act 2002 provides a right for leaseholders to force the transfer of the landlord's management functions to a special company set up by them – the right to manage company. The right was introduced, not just as a means of wresting control from bad landlords, but also to empower leaseholders, who generally hold the majority of value in the property, to take responsibility for the management of their block.

Qualification Criteria

1. The building is self-contained
2. It has at least two flats
3. At least two-thirds of the flats are owned by "qualifying tenants"
4. If part-commercial the non-residential part does not exceed 25% of the total floor area
5. At least half the leaseholders in your block are in agreement to proceed
6. If your building is a converted property of four or fewer flats, neither the landlord nor an adult member of the landlord's family occupies one of the flats as their principal residence
7. The local authority is not the landlord of any qualifying tenant

Further information: info@affinityadministration.com