



# LEASE EXTENSION GUIDE



WEALD LIVING

BY SAXON WEALD

## WHAT IS A LEASE TERM AND WHY MIGHT YOU NEED TO EXTEND IT?

When you buy a leasehold property, the lease has a fixed term. This is how long you can live in the property. Most leases start at 99 years or more. The term doesn't reset when the property changes hands, so the number of years left on the lease gets shorter over time.

## WHY DOES THIS MATTER?

- **Costs rise after 80 years**  
If your lease drops below 80 years, extending it becomes much more expensive because of marriage value, the increase in property value after the extension.
- **Property value**  
A short lease can reduce your property's market value. Buyers often factor in extension costs when making an offer.
- **Mortgage challenges**  
Most lenders require a minimum lease length. If yours is under 85 years, you may need to extend before getting a mortgage.
- **Remortgaging issues**  
A short lease can make it harder to find a lender willing to offer a deal.

Extending your lease early can save money, protect your property's value, and make selling or remortgaging easier.

## ABOUT THE LEASEHOLD AND FREEHOLD REFORM ACT 2024

You may have heard about the Leasehold and Freehold Reform Act 2024 and wondered if it's better to wait before extending your lease. The Act aims to make extensions simpler and cheaper, including removing marriage value.

However, it's not in place yet. The government will introduce it in stages and hasn't shared full details. Because of this, we can't confirm how it will affect your situation.



## What are your options for extending a lease?

### Statutory lease extension

As a leaseholder you can opt for a statutory lease extension. This gives you the legal right to:

- Add 90 years to your current lease term
- Reduce your ground rent to zero

### Voluntary lease extension

If you don't want to follow the statutory route, we can offer a voluntary lease extension. This option also adds 90 years to your lease and reduces your ground rent to zero, but the process is simpler and quicker.

## What's the difference between statutory and voluntary extensions?

### Statutory extension

- Usually more complex and costly
- Requires two valuations, which increases overall costs
- Legal fees are often higher because solicitors need to do more work

### Voluntary extension

- Fixed costs for valuation and Saxon Weald's legal fees
- Faster and easier process
- No need to hire a valuer, we arrange the valuation and confirm the premium
- You only need your own solicitor to approve the new lease and handle conveyancing

## Why might you not be eligible for a lease extension?

In most cases, we can offer a voluntary lease extension. However, there are two main reasons why it might not be possible:

- **We're not the freeholder**  
Sometimes, even though your lease is with Saxon Weald, we don't own the building's freehold. In that case, we may not be able to offer an extension, or it could be for a shorter term.
- **Your account isn't up to date**  
If you have outstanding payments, you'll need to settle them first.

## How does a lease extension work?

### Steps in a statutory lease extension

1. **Instruct a valuer and solicitor**  
Your valuer will provide a guide price for the cost of the extension (called the premium).
2. **Your solicitor serves a S42 notice**  
This notice, under the Leasehold Reform Housing and Development Act, officially starts the process.
3. **Saxon Weald responds**  
We arrange a second valuation and instruct our solicitor to reply to the notice, beginning negotiations.
4. **Agree the premium payable**  
Both parties agree on the amount you will pay for the lease extension.
5. **Solicitors prepare and agree the legal documents**  
Your solicitor and ours work together to complete the paperwork.
6. **Completion and payment**  
You pay the premium and any remaining legal fees when the lease extension completes.

**Important:** You are responsible for both parties' legal and valuation costs.

### Steps in a voluntary lease extension

1. **Complete and return the application form**  
Once we receive your form, we'll send you an invoice for the valuation fee and administration charge.
2. **We arrange the valuation**  
Then we write to you with the premium payable.

### 3. You confirm acceptance

We instruct our solicitors to draw up the new lease and send a draft to your solicitor.

### 4. Completion and payment

When you complete the new lease, you'll pay the premium and the legal fees shown in the table below. In addition, you'll be responsible for your own solicitor's fees.

## Costs for a Voluntary Lease Extension

Cost item	Amount
Valuation fee	£595 + VAT
Legal fee	*£500 + VAT + disbursements
Administration fee	£190 + VAT
Premium	Assessed by valuer

\*Please note that any excessive additional enquiries or amendments may be subject to additional charges

## Need advice?

Free independent advice is available from:

### Leasehold Advisory Service

31 Worship Street  
London  
EC2A 2DX

Tel: 0207 374 5380

Website: [www.lease-advice.org](http://www.lease-advice.org)

Email: [info@lease-advice.org](mailto:info@lease-advice.org)

We also recommend that you seek legal advice from a solicitor before going ahead.

## Terms & conditions

1. **Offer period:** The valuation of the premium will remain valid for six months from the date we send you the formal offer. If you don't accept within this time, the offer expires, and you must request a new valuation to proceed.
2. **Completion Deadline:** You must complete the lease extension within 12 months of the formal offer date. If you don't complete the process within this time, Saxon Weald may withdraw the offer. You'll need a new valuation if you want to continue, and you may have to pay additional fees.
3. **Withdrawal:** If you withdraw from the process before completion, you will be responsible for any legal costs incurred up to that point.

INFORMATION CORRECT AS OF MAY 2026

Weald Living  
Saxon Weald House  
38-42 Worthing Road  
Horsham, West Sussex  
RH12 1DT

t: 01403 226060  
e: [info@wealdliving.com](mailto:info@wealdliving.com)

[www.wealdliving.com](http://www.wealdliving.com)



WEALD LIVING

BY SAXON WEALD