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## **NEW FREE GUIDE LAUNCHED ON LONG LEASEHOLDERS' RIGHTS AND RESPONSIBILITIES**

The widely acclaimed leaflet, 'Living in Leasehold Flats' has been revised and relaunched and is free to those living in or with an interest in residential leasehold property.

Over 200,000 residential long leaseholders have already benefited from the first imprint of this publication. It is published by three leading organisations in the sector: the Association of Residential Managing Agents (ARMA), LEASE, the Government-funded leasehold advisory service and the Association of Retirement Housing Managers (ARHM).

Tens of thousands of future lessees are likely to benefit from the information when Home Information Packs (HIPs) are introduced in June 2007.

The new 'Living in Leasehold Flats' provides a simple, accessible and comprehensive guide to how the residential leasehold system works and lessees' rights and responsibilities. First published in 2003 the current edition of the leaflet has been fully updated to take account of the new 'protections' for leaseholders introduced by the Commonhold and Leasehold Reform Act 2002.

Specific guidance is provided on:-

- Lessees' right to information
- Consultation on major (qualifying) works
- Consultation on long-term agreements
- Challenging service charges
- Challenging administration charges
- Right to manage
- Appointing a manager
- Extending a lease
- Buying the freehold
- Right to first refusal
- Right to vary a lease

These topic areas are all covered in more detail in specific publications available from LEASE ([www.lease-advice.org](http://www.lease-advice.org)).

“As the trade body that focuses exclusively on the management of long leasehold flats, our members find this guide immensely helpful in explaining to lessees how the system works,” states David Hewett, ARMA’s executive secretary. “In 2002 we researched the perceived difficulties our members were experiencing in managing blocks of flats. The overwhelming response was that far too many lessees were not clear on their rights and responsibilities. This leaflet has made a big difference in dealing with this problem and our members find this publication of real use in overcoming ignorance of how the system works.

“ARMA’s aim is to widen the distribution of this invaluable leaflet. We will be encouraging people and organisations other than our members to ensure that leaseholders receive it.”

David Hewett says: “We recommend that all estate agents, HIP providers and conveyancers should be aware of this free leaflet and give a copy to prospective lessees when they are viewing or in the process of buying a leasehold property. Residential leasehold property is a complex system, but this leaflet written in accessible language and an easy to understand question and answer format will help to improve the sales process.”

The leaflet can be viewed and downloaded free from the publications page of ARMA’s website at [www.arma.org.uk](http://www.arma.org.uk) or obtained by sending a A4 SAE with a 37p stamp to ARMA, 178 Battersea Park Road, London SW11 4ND and marking your request ‘Living in Leasehold’.

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