

# Leasehold Information Form (2nd edition)



## Address of the property

65 Beauchamp House, Greyfriars Road, Coventry, CV1 3RX

Postcode         CV1 3RX

## Full names of the seller

JONATHAN LIAM SCANNELL  
and  
EMMA JANE SAVAGE

## Seller's solicitor

### Name of solicitors firm

Kashif Quresh / Mellors

### Address

Mellors Solicitors, Post Office Building, Rochdale Road, Royton, Oldham, OL2 6QJ

### Email

kash@mellors.uk.com

### Reference number

N/A

## Definitions

- 'Seller' means all sellers together where the property is owned by more than one person
- 'Buyer' means all buyers together where the property is being bought by more than one person
- 'Property' means the leasehold property being sold
- 'Building' means the building containing the property
- 'Neighbour' means those occupying flats in the building

## Instructions to the seller

The seller should provide all relevant documentation relating to the lease when they return this completed form to their solicitor. This may include documents given to the seller when they purchased the property, or documents subsequently given to the seller by those managing the property.

## Instructions to the seller and the buyer

Please read the notes on *TA6 Property Information Form*



The Law Society

1 of 6

[www.lawsociety.org.uk](http://www.lawsociety.org.uk)

Laserform International 12/10

**1** **PROPERTY TYPE**

1.1 What type of leasehold property does the seller own? ('Flat' includes maisonette and apartment).

- Flat  
 Shared ownership  
 Long leasehold house

1.2 Does the seller pay rent for the property? If Yes:

- Yes  No

(a) How much is the current yearly rent?

1200.00 £

(b) How regularly is the rent paid (e.g. yearly)?

Yearly Payments

**2** **DOCUMENTS TO BE SUPPLIED**

2.1 Please supply a copy of:

- (a) the lease and any supplemental deeds  
(b) any regulations made by the landlord or by the tenants' management company additional to those in the lease

- Enclosed  To follow  
 Already supplied  
 Enclosed  To follow  
 Not applicable

2.2 Please supply a copy of any correspondence from the landlord, the management company and the managing agent.

- Enclosed  To follow

2.3 Please supply a copy of any invoices or demands and any statements and receipts for the payment of:

- (a) maintenance or service charges for the last three years  
(b) ground rent for the last three years

- Enclosed  To follow  
 Not applicable  
 Enclosed  To follow  
 Not applicable

2.4 Please supply a copy of the buildings insurance policy:

- (a) arranged by the seller and a receipt for payment of the last premium, or  
(b) arranged by the landlord or management company and the schedule for the current year

- Enclosed  To follow  
 Enclosed  To follow

2.5 Have the tenants formed a management company to manage the building? If Yes, please supply a copy of:

- Yes  No

- (a) the Memorandum and Articles of Association  
(b) the share or membership certificate  
(b) the company accounts for the past three years

- Enclosed  To follow  
 Enclosed  To follow  
 Enclosed  To follow

**SECTION 3: MANAGEMENT OF THE BUILDING**

3.1 Does the landlord employ a managing agent to collect rent or manage the building?

Yes  No

3.2 Has any management company formed by the tenants been dissolved or struck off the register at Companies House?

Yes  No  
 Not known

3.3 Do the tenants pass day to day responsibility for the management of the building to managing agents?

Yes  No

**SECTION 4: CONTACT DETAILS**

4.1 Please supply contact details for the following, where appropriate. (The landlord may be, for example, a private individual, a housing association, or a management company owned by the residents. A managing agent may be employed by the landlord or by the tenants' management company to collect the rent and/or manage the building.)

	<b>Landlord</b>	<b>Managing agent contracted by the landlord</b>
Name	Mr J Scannell & Mrs E Scannell	Bairstow Eves/Countrywide
Address	9 Thimble Drive Sutton Coldfield West Midlands B76 2TL	161 New Union Street Coventry West Midlands CV1 2NT
Tel	0121 351 5051	02476 230241
Email	emma-savage@live.co.uk	Lisa.brookes@bairstowevescountrywide.c
<b>Managing agent contracted by the tenants' management company</b>		
Name	Exclusive Property Management	
Address	245 Warwick Road Ottom B92 7AH	
Tel	0121 707 7727	
Email	Mary@exclusivepm.co.uk	

5.1 Who is responsible for arranging the buildings insurance on the property?

- Seller  
 Management company  
 Landlord

5.2 In what year was the outside of the building last decorated?

Year  Not known

5.3 In what year were any internal communal parts last decorated?

Year  Not known

5.4 Does the seller contribute to the cost of maintaining the building?

Yes  No

If No to question 5.4, please continue to section 6 'Notices' and do not answer questions 5.5–5.9 below.

5.5 Does the seller know of any expense (e.g. the cost of redecoration of outside or communal areas not usually incurred annually) likely to be shown in the service charge accounts within the next three years? If Yes, please give details:

Yes  No

5.6 Does the seller know of any problems in the last three years regarding the level of service charges or with the management? If Yes, please give details:

Yes  No

No

5.7 Has the seller challenged the service charge or any expense in the last three years? If Yes, please give details:

Yes  No

5.8 Is the seller aware of any difficulties encountered in collecting the service charges from other flat owners? If Yes, please give details:

Yes  No



**5.9** Does the seller owe any service charges, rent, insurance premium or other financial contribution? If Yes, please give details:

Yes  No

**6 Notices**

**Note:** A notice may be in a printed form or in the form of a letter.

**6.1** Has the seller received a notice that the landlord wants to sell the building? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

**6.2** Has the seller received any other notice about the building, its use, its condition or its repair and maintenance? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

**7 Consent**

**Note:** A consent may be given in a formal document, a letter or orally.

**7.1** Is the seller aware of any changes in the terms of the lease or of the landlord giving any consents under the lease? If Yes, please supply a copy or, if not in writing, please give details:

Yes  No  
 Enclosed  To follow  
 Lost

**8 Complaints**

**8.1** Has the seller received any complaint from the landlord, the management company or any neighbour about anything the seller has or has not done? If Yes, please give details:

Yes  No

8.2 Has the seller complained or had cause to complain to or about the landlord, the management company, or any neighbour? If Yes, please give details:

Yes  No

## 9 Alterations

9.1 Is the seller aware of any alterations having been made to the property since the lease was originally granted?

Yes  No

If No, please go to section 10 'Enfranchisement' and do not answer 9.2 and 9.3 below.

9.2 Please give details of these alterations:

9.3 Was the landlord's consent for the alterations obtained? If Yes, please supply a copy.

Yes  No  
 Not known  Not required  
 Enclosed  To follow

## 10 Enfranchisement

**Note:** 'Enfranchisement' is the right of a tenant to purchase the freehold from their landlord and the right of the tenant to extend the term of the lease.

10.1 Has the seller owned the property for at least two years?

Yes  No

10.2 Has the seller served on the landlord a formal notice stating the seller's wish to buy the freehold or be granted an extended lease? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

10.3 Is the seller aware of the service of any notice relating to the possible collective purchase of the freehold of the building or part of it by a group of tenants? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

10.4 Is the seller aware of any response to a notice disclosed in replies to 10.2 and 10.3 above? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

Signed:   
Emma Scannell (Feb 21, 2020)

Dated: 21/02/2020

Each seller should sign this form.   
jiscannell (Feb 21, 2020)

21/02/2020



The Law Society

6 of 6



This form is part of the Law Society's TransAction scheme.  
The Law Society is the representative body for solicitors in England and Wales.  
Laserform International Ltd is an Approved Law Society Supplier

© Law Society 2009