**Section 42 Notice of claim**

**Re:** [THE ADDRESS OF YOUR FLAT] (**Flat**)

**To:** [LANDLORD’S NAME] of [LANDLORD’S ADDRESS]

[and [ANY OTHER PARTY TO TENANT'S LEASE FOR EXAMPLE THE MANAGEMENT COMPANY] of [RELEVANT ADDRESS]]

**FROM:** [YOUR NAME(S)] of [YOUR ADDRESS]

1. [I **OR** We], [YOUR NAME(S)], claim a new lease of:

[INSERT FULL POSTAL [ADDRESS OF FLAT AND DETAILS TO FURTHER IDENTIFY THE PROPERTY TO WHICH THE CLAIM EXTENDS FOR EXAMPLE AN GARAGE OR PARKING SPACE YOU CAN ALSO MAKE REFERENCE TO A PLAN] under Part 1, Chapter II of the Leasehold Reform, Housing and Urban Development Act 1993.

1. The lease under which [I **OR** we] hold the Flat was entered into on [DATE OF LEASE] and made between [NAMES OF ORIGINAL LANDLORD AND TENANT AND ANY OTHER PARTY TO THE LEASE], and granted a term of [NUMBER OF YEAR ORIGINALLY ON THE LEASE] years from [INSERT COMMENCEMENT OR START DATE OF TERM].
2. [I **OR** We] propose to pay a premium of £[INSERT AMOUNT YOU WISH TO PAY] in respect of the grant of the new lease, and £[INSERT AMOUNT] by way of other amounts under Schedule 13 of the Leasehold Reform, Housing and Urban Development Act 1993 [ALSO IF RELEVENANT IDENTIFY AMOUNT OF THE PREMIUM TO GO TO EACH INTERMEDIATE LANDLORD].
3. [I **OR** We] propose that the terms of the new lease should be as follows: [INSERT TERMS OF THE NEW LEASE NORMALLY 90 YEARS ON TOP OF THE EXISTING TERM AND A GROUND RENT OF A PEPPERCORN ALTHOUGH THERE MAY BE OTHER LEASE CHANGES].
4. The name of the person appointed to act for [me **OR** us] in connection with the claim is [INSERT NAME AND ADDRESS OF SOLICITOR ACTING OR DELETE IF DEALING WITH DIRECT].
5. The address in England and Wales at which notices may be given under Part 1, Chapter II of the Leasehold Reform, Housing and Urban Development Act 1993 is [EITHER YOUR ADDRESS OR SOLICITORS ADDRESS].
6. The landlord must respond to this notice by giving a counter-notice under section 45 of the Leasehold Reform, Housing and Urban Development Act 1993 1993 by [INSERT DATE NOT LESS THAN TWO MONTHS AFTER THE DATE OF SERVICE].

8. [Copies of this notice are being given to [INSERT NAMES OF OTHER INTERMEDIATE OR OTHER LANDLORDS] in accordance with paragraph 2, Schedule 11, of the Leasehold Reform, Housing and Urban Development Act 1993.]

**Date:** ................................................................

**Signed:** …………………………………………………….……

**Tenant**