



Ministry of Housing,
Communities &
Local Government

Cllr Julie McManus
Cllr Allan Brame
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Wirral Council

Lord Greenhalgh

*Minister of State for Building Safety, Fire and
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**Ministry of Housing, Communities and Local
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Dear Councillors,

Thank you for your letter of 13 November to the Rt Hon Robert Jenrick MP about the timetable for leasehold reform. I would like to apologise for the delay in responding.

I want to assure you, members of Wirral Council Housing Committee and local residents that the Government is committed to promoting fairness and transparency for homeowners and ensuring that consumers are protected from abuse and poor service.

We are taking forward a comprehensive programme of reform to end unfair practices in the leasehold market. This includes measures to ban the sale of new leasehold houses, restrict ground rents to zero for future leases, give freehold homeowners equivalent rights to challenge unfair charges, and close loopholes to prevent unfair evictions. We are also working with the Law Commission to make buying a freehold or extending a lease easier, quicker and cheaper – and to reinvigorate Commonhold to provide consumers with a choice of tenure and the Right to Manage to help empower those that wish to, to take on management responsibilities for their properties.

On 7 January the Secretary of State announced a package on the leading edge of a wide set of leasehold reforms to cover enfranchisement valuation, 990-year leases, removing the retirement exemption from zero ground rent measures and commonhold. Further information can be found at: <https://www.gov.uk/government/news/government-reforms-make-it-easier-and-cheaper-for-leaseholders-to-buy-their-homes>. The announcement is part of Government's response to the Law Commission's reports and we will respond to their remaining recommendations on enfranchisement, commonhold and right to manage in due course. We will bring forward legislation in the upcoming session to set future ground rents to zero. This will be the first part of seminal two-part legislation to implement reforms in this Parliament.

Once again, I appreciate how important this matter is to the Committee and to local residents and would like to thank you for writing in on their behalf.

LORD GREENHALGH