

Lease Conferences



Audio for the webinar will be through your computer speakers

Audio also available by telephone:

Call
0800 051 3810
or

+44 20 3478 5289

Access code: 956 096 802

For technical assistance please call Webex:

- 0800 389 9772
- Option 3
- Quote site reference: lease-advice.webex.com

Submit questions via the chat box

Disclaimer



Whilst we make reasonable efforts to ensure our content is accurate and up-to-date, information and guidance in this webinar does not and is not intended to amount to legal advice in any particular case

No responsibility for any consequence of relying upon the webinar material or presentations of the webinar is assumed by LEASE or any of our advisers

The law is as at 7 September 2017

Reforming leasehold - tackling unfair practices



A GUIDE TO THE CONSULTATION PAPER
Nicholas Kissen and Richard Hand
7 September 2017

The consultation paper



- Tackling unfair practices in the leasehold market
- Issued by DCLG on 25 July 2017

Consultation - seeking views on ...



- Stopping sales of new leasehold houses
- Possible changes to Help to Buy scheme (houses)
- Ground rent - Limiting starting value and increase
- Updating Ground 8 of Housing Act 1988
- Giving freeholders on private estates equal rights to leaseholders to challenge service charges
- Areas for future leasehold reform

• ENGLAND ONLY

Background



- House of Commons debate - December 2016
- APPG
- Housing White Paper: "Fixing our broken housing market"
 - Aiming to improve consumer choice and fairness
 - Committed to consult on range of measures to tackle unfair and unreasonable abuses of leasehold.
- Conservative and Unionist Party Manifesto 2017

Who are you?



- Help to analyse consultation responses
- **Four questions**



Limiting sale of new build leasehold houses



- The issue with leasehold houses
- Impact on consumers
- **Four questions**

Help to Buy



- Reducing Help to Buy support for leasehold houses
- **Four questions**



Ground rents in new leases



- What is ground rent?
- Pricing and trading of ground rents
- What is driving change?
- Limiting ground rent in new lease
- Addressing challenges faced by existing leaseholders
- **Six questions**

“Ground 8” possession orders



- Accidental assured tenancies
- >£1,000 per annum in Greater London
- >£250 per annum elsewhere in England
- Amending Housing Act 1988
- **One question**

Freehold houses - Service charges for upkeep of communal areas



- **One question**

Future issues



- Law Commission's consultation on its 13th programme of law reform
- Improving commonhold
- Managing agents and how they operate
- Leasehold terms and enfranchisement
- **One question**

Deadline for response



- **No later than midnight on 19 September 2017**



September
19

Complete the online survey



- <https://www.surveymonkey.co.uk/r/leaseholdhouses>
- The favoured option for response

Other destinations for response



- LeaseholdHousesConsultation@communities.gsi.gov.uk
- OR
 - Leasehold and Rentcharges Team
 - Department for Communities and Local Government
 - Third Floor - Fry Building
 - 2 Marsham Street
 - London SW1P 4DF

And now over to you....



Questions?



Where you can find us?



The Leasehold Advisory Service
 020 7832 2500
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www.lease-advice.org
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