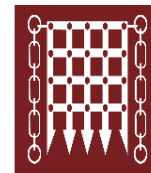


**Westminster Legal Policy Forum conference:
Next steps for leasehold and commonhold policy in England and Wales**

Timing: Morning, Friday, 6th February 2026

*****Taking Place Online*****



**WESTMINSTER
LEGAL POLICY
FORUM**

Draft agenda subject to change

- 8.30 Registration
- 9.00 **Chair's opening remarks**
Senior Parliamentarian
- 9.05 **Priorities for delivering leasehold and commonhold reform**
Rachel Rayner, Deputy Director, Leasehold, Commonhold, Rentcharges and HMLR Sponsorship Division, Ministry of Housing, Communities & Local Government
Questions and comments from the floor
- 9.30 **Assessing draft legislation - legal clarity, market confidence, and implementation priorities**
examining provisions in the draft Leasehold and Commonhold Reform Bill / alignment with the Leasehold and Freehold Reform Act 2024 and the Commonhold White Paper / scope and timing of restrictions on sale of new leasehold flats / implications for mixed-use buildings and existing management structures / promoting commonhold tenures as default and addressing barriers to adoption / options for incentivising the transition / supporting market confidence for developers, lenders and investors / accessibility and process for leaseholders extending leases, acquiring freeholds or taking on management responsibilities / clarity on commonhold financing frameworks and transitional arrangements for existing leasehold buildings / addressing concerns regarding enfranchisement valuations and methodology
Senior representative, housing association
Senior representative, property developer
Senior representative, lender
Senior representative, advocacy
Senior representative, legal
Questions and comments from the floor
- 10.20 **'Transition to commonhold as the default tenure'**
Professor Nick Hopkins, Professor, Land Law, University College London
Questions and comments from the floor
- 10.45 **Chair's closing remarks**
Senior Parliamentarian
- 10.50 Break
- 11.00 **Chair's opening remarks**
Senior Parliamentarian
- 11.05 **Strengthening transparency in leasehold property management**
Senior representative, legal
- 11.15 **Improving standards and accountability - service charges, building management, and insurance**
government response to leaseholder protections consultation / secondary legislation under the Leasehold and Freehold Reform Act 2024 / tackling unfair service charges / standards development for building maintenance and service charge regimes / clarity on building insurance costs / options for strengthening transparency requirements / regulation of managing agents, licensing, and professional standards / strengthening tribunal capacity and alternative resolution pathways / implementing service charge regulation and improved cost transparency
Shula Rich, Vice Chair, Federation of Private Residents' Associations; and Chair, Brighton Hove and District Leaseholders Association
Benjamin Hume, Managing Director, Evolve Management
Senior representative, local authority
Senior representative, insurance
Senior representative, dispute resolution
- 11.45 Questions and comments from the floor
- 12.10 **Next steps for implementation of reform, consumer protection, and implications for wider housing strategy**
implementation of the Leasehold and Freehold Reform Act 2024 and forthcoming secondary legislation / implications of the recent High Court ruling for valuation methodology, and balancing interests of leaseholders and freeholders / implications for long-term ownership models and future housing delivery / housing strategy, consumer protection frameworks, and long-term models of ownership and building management / coordination of planning, infrastructure and local authority objectives / approaches to further guidance and engagement across the sector
Senior representative, consumers
Senior representative, local authority
Senior representative, developers
Questions and comments from the floor
- 12.55 **Chair's and Westminster Legal Policy Forum closing remarks**
Senior Parliamentarian
Thomas Howard, Westminster Legal Policy Forum