Westminster Legal Policy Forum conference:
Next steps for leasehold and commonhold policy in England and Wales
Timing: Morning, Friday, 29th January 2027
*****Taking place online*****

Draft agenda subject to change

WESTMINSTER LEGAL POLICY FORUM

8.30 Registration

9.00 **Chair's opening remarks**
Senior Parliamentarian

9.05 **Leasehold and commonhold reform - the developing legal framework and outstanding questions**
Senior representative, legal
Questions and comments from the floor

9.25 **Priorities for landlords and leaseholders in the next phase of leasehold reform**
Senior representative, leaseholders
Senior representative, freeholders

9.45 **Next steps for the transition to commonhold - assessing provisions in the *Commonhold and Leasehold Reform Bill***
scope, exemptions and timing of the ban on new leasehold flats | *implications for purchasers, developers and housing delivery - phased and mixed-use developments and shared ownership* | *lender readiness, mortgageability and valuation* | *governance and decision-making in commonhold associations* | *responsibilities for repairs, maintenance and major works* | *reserve funds and dispute resolution* | *conversion of existing buildings* | *consent requirements, existing financial obligations and the position of non-consenting leaseholders and freeholders* | *secondary legislation, registration arrangements and professional guidance needed to support transition* | *the role of managing agents and implications of proposed statutory regulation for professional standards, qualifications and accountability*
Senior representative, property agents
Senior representative, housing association
Senior representative, lender
Senior representative, legal

10.05 Questions and comments from the floor

10.30 **Chair's closing remarks**
Senior Parliamentarian

10.35 Break

10.45 **Chair's opening remarks**
Senior Parliamentarian

10.50 **Building insurance in leasehold - permitted insurance fees and cost transparency**
Senior representative, insurance
Questions and comments from the floor

11.15 **Next steps for leasehold enfranchisement - valuation, costs and implementation**
Mark Chick, Senior Partner, Bishop and Sewell
Senior representative, surveyor
Questions and comments from the floor

11.55 **Assessing wider priorities for leasehold reform - ground rents, leaseholder rights and estate rentcharges**
proposed cap on existing ground rents | *timing and length of transition to peppercorn rents and implications for leaseholders, freeholders and investors* | *treatment of 'quid pro quo' leases following consultation* | *proposed caps on permission and administration fees for leaseholders and homeowners on privately managed estates* | *replacing forfeiture with a statutory enforcement scheme* | *court oversight, costs and protections for homeowners* | *reform of estate rentcharge enforcement powers* | *major works consultation procedures, funding for repairs and maintenance, and reserve fund arrangements* | *service charge transparency and the ability to challenge costs* | *outstanding protections under the Leasehold and Freehold Reform Act 2024 and priorities for implementation*
Senior representative, consumers
Senior representative, legal
Senior representative, property investor
Senior representative, property management
Questions and comments from the floor

12.45 **Next steps for commonhold and leasehold reform**
Rachel Rayner, Deputy Director, Commonhold and Leasehold Reform, Ministry of Housing, Communities and Local Government
Questions and comments from the floor

13.10 **Chair's and Westminster Legal Policy Forum closing remarks**
Senior Parliamentarian
Thomas Howard, Westminster Legal Policy Forum