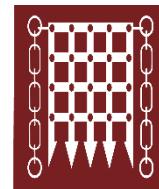


Westminster Legal Policy Forum conference:
Next steps for leasehold and commonhold policy in England and Wales
Timing: Morning, Friday, 29th January 2027
*****Taking place online*****



**WESTMINSTER
LEGAL POLICY
FORUM**

Draft agenda subject to change

- 8.30 Registration
- 9.00 **Chair's opening remarks**
Senior Parliamentary
- 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 Parliamentary
- 10.35 Break
- 10.45 **Chair's opening remarks**
Senior Parliamentary
- 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**
Senior representative, legal
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 Parliamentary
Thomas Howard, Westminster Legal Policy Forum