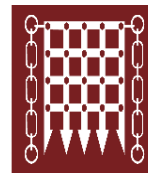**Westminster Legal Policy Forum conference:**
Next steps for leasehold and commonhold policy in England and Wales
Timing: Morning, Friday, 6th February 2026
Taking place online

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
Karolina Zoltaniecka, Founder and CEO, Commonhold Now
Sarah Walker, Partner, Real Estate, Travers Smith
Senior representative, housing association
Senior representative, property developer
Senior representative, lender
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
Geoff Keig, Consultant, Insurance and Risk, Gibbs Laidler
Senior representative, local authority
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
Anna Favre, Partner, Cripps
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