

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

Timing: Morning, Tuesday, 17th June 2025

*****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 **Leasehold reform in England and Wales - implementation of commonhold and key considerations going forward**
Senior academic
Questions and comments from the floor
- 9.30 **Implementation of the Leasehold and Freehold Act 2024 so far and looking ahead to the forthcoming draft Leasehold and Commonhold Reform Bill**
key considerations for issues not included in the Act such as forfeiture concerns, right to manage provisions, and service charge rises | evaluating consultation outcomes on enfranchisement, insurance costs and ground rent | multi-agency co-ordination | assessing the impact of delays in executing the Act | determining the impact on leaseholders from changes to lease extensions under the Act | examining implications of the new requirement for landlords to obtain court or tribunal approval before passing on litigation costs, in the context of court backlogs
Andrew Bulmer, CEO, The Property Institute
Linz Darlington, Managing Director, Homehold
Senior representative, leasehold
Senior representative, freehold
Senior representative, advocacy
Questions and comments from the floor
- 10.25 **Resolution of leasehold disputes - legal and regulatory priorities**
Senior representative, judiciary
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 **Supporting market confidence and consumer protection - affordability, transparency, and the shift from leasehold to commonhold**
improving lender confidence for existing leasehold flats and in the transition to commonhold | the role of developers and housing associations moving forward | marketability and affordability of leasehold | priorities for tackling high service charges and strategies for consumer protection | ensuring transparency in property management | developing strategies to create a transparent and fair framework for property management costs | addressing stakeholder concerns regarding enfranchisement calculations and the integration of the Act with existing property laws
Mairéad Carroll, Senior Specialist, Property, Royal Institution of Chartered Surveyors
Senior representative, mortgage lender
Senior representative, property management
Questions and comments from the floor
- 11.40 **Key issues for commonhold implementation in England and Wales - regulatory structure, governance and oversight**
Mari Knowles, Managing Director, Commonhold and Leasehold Experts
- 11.50 **Delivery of commonhold reform - legal frameworks, practicalities and sector transition**
implementation of the Commonhold White Paper | practicalities of banning new leasehold flats and promoting commonhold tenures as default | priorities for skills development and training on a new commonhold system | implications for mixed-use buildings, shared-ownership arrangements and conversion challenges | implications of a new Code of Practice for managing agents | the role of regulatory bodies in ensuring sufficient guidance and resources are accessible | building a comprehensive legal and regulatory framework to support commonhold | assessing priorities and anticipated challenges for planned secondary legislation
Karolina Zoltaniecka, Founder and CEO, Commonhold Now
Richard Hards, Head, Leasehold Services, London Borough of Tower Hamlets
Senior representative, shared-ownership
Senior representative, developer
- 12.10 Questions and comments from the floor
- 12.35 **Next steps for commonhold policy**
Senior speaker confirmed from the **Ministry of Housing, Communities and Local Government**
Questions and comments from the floor
- 12.55 **Chair's and Westminster Legal Policy Forum closing remarks**
Senior Parliamentarian
Sean Cudmore, Westminster Legal Policy Forum