



ALEP Directors' Report **Tuesday 7 December 2021**

It is time to say goodbye to another challenging and eventful year in the leasehold sector. After so many months it seems there is now light at the end of the tunnel, both in terms of the UK's emergence from the long shadow of Covid, and the progress on leasehold reform, which remains high on the political agenda.

The Association plays an essential role in facilitating networking and spreading best practice amongst its members, and ALEP has continued to demonstrate its relevance to the enfranchisement sector throughout 2021. It has been incredibly welcome to have the opportunity to finally meet and socialise face-to-face.

In particular, we were very pleased to host our annual Golf Day at Warley Park. After the disappointment of having to cancel last year's event due to Covid, it was wonderful to come together and enjoy some sunshine, golf and informal networking, and a great way to celebrate ALEP's 10th annual Golf Day in style.

We are also looking forward to hosting our AGM and Seasonal Drinks in person this evening - we look forward to welcoming over 120 members there!

Nevertheless, to protect our members we took the decision to host a fully virtual ALEP Conference for second year running. The online format allows us to present a more conversational feel to our sessions and this year we were treated to an outstanding line-up of speakers who provided insights on the key topics and trends, not only in leasehold enfranchisement, but also the wider property sector.

We were delighted that over 200 of our members logged on to this year's conference, which covered a range of current hot topics from ground rents and commonhold to the role of in human rights in leasehold reform.

I'd like to take this opportunity to once again thank our excellent speakers, as well as 'Team ALEP', who worked for many weeks to ensure that the event ran so smoothly. The resulting feedback was excellent.

Thank you to all of you who have supported ALEP events in 2021. As always, we are grateful to our sponsor, Kerry London, which has supported us for a ninth consecutive year. The provision of moral support, as well as financial, is appreciated and we know that our members also appreciate the professional service – and favourable rates – Kerry London offers.

We are also pleased to continue our partnership with Zurich insurance, which joined the ALEP family last year, sponsoring the October conference. I am pleased to say Zurich has committed to continue its support next year and we look forward to developing the relationship further in 2022.

We plan to hold our spring lecture 'in person' which will provide much needed further opportunities to network and socialise, further details will be shared with you soon.

Speaking of events, this year has required an adjustment to life at ALEP without founder Anna Bailey, who stepped down as a director of the Association in April 2021. Anna played an essential role in the founding of ALEP in 2007 and continued to guide the Association through its first 14 years, securing its position as the leading voice in the leasehold enfranchisement sector.

On behalf of the board and the executive committee, I would like to take this opportunity to thank Anna for all that she has done for the Association over the years as a Founder and Director. It is hard to imagine ALEP being where it is today without the support and guidance that Anna has offered and we wish her the best of luck with her future projects.

The Association continues to be run by its board and executive in the usual way and we look forward to the continued success of ALEP. Indeed, I am proud to say that the Association continues to go from strength to strength. It has been a good year for membership applications – despite the ongoing pandemic – and our online enquiries and social engagement continue to increase.

The continued focus on leasehold reform in government, media, and the wider property industry continues to keep enfranchisement firmly in the spotlight. This year has seen some big changes, not least the decision by leading developers to refund unfair ground rents following enforcement action launched by the Competition and Markets Authority last year.

The momentum behind leasehold reform continues to grow and ALEP will continue to serve as a professional and independent, apolitical association to promote best practice, education, fairness and clarity to all members and the wider sector. We stand ready to work with government to provide advice on ensuring that reforms are workable for all.

I am very proud of what TEAM ALEP has achieved in 2021. However, the successes and achievements of this year would simply not have been possible without the continued support and loyalty of our members. By attending our events in person and online, participating in consultations and planning, and supporting the Association in so many ways, you continue to help us to take ALEP from strength to strength as we celebrate our 15 Year Anniversary next year.

As we draw to a close, I would like to wish everyone all the very best and hope that 2022 brings success, happiness and continued good health.

Mark Chick
Director