

ALEP Directors
Tuesday 3 December 2019
The Royal Institution



As we come to the end of 2019, we can reflect on a year that has had its fair share of challenges – as well as a number of highlights.

It would be remiss of me not to mention the events with which we began the year, following the death of my brother, Alex, in December 2019. Over 100 people attended a memorial reception at the East India Club in January, testament to Alex's popularity and standing in the sector. He is still greatly missed by us all – and I would like to reiterate for the record my thanks, and that of my family, for the support that we received.

In a year of political and economic turmoil, I am proud to say that the Association continues to go from strength to strength. It has been a record year for membership applications – 22 ratified, with three more pending – we number 252 member firms representing the whole spectrum of the sector.

We can reflect on yet another year that has seen leasehold remain a hot topic and placed firmly under the microscope by government, the media, our colleagues in the wider property industry and consumers, too. Consultations continue, our main political parties have stated their positions and, along with most of the country, we await the results of the General Election in just over a week's time.

Whatever the outcome, the role of ALEP, as a professional and independent, apolitical association is to promote best practice, education, fairness and clarity to all members and the wider sector. We stand ready to work with whichever party forms a government to provide advice on ensuring that the reforms are workable for all.

Our event calendar continued apace throughout 2019; we began the year with a very well-attended ALEP on the Town in Southampton, hosted by Blake Morgan. This was followed by our spring Lecture - 'Up on the roof - Developing Development Value', and our second regional seminar, hosted by Royds Withy King in Bath. Thank you to the London-based speakers who travelled to support this event, which was attended by 60 delegates.

Our conference, which was held in September, covered a variety of subjects and offered junior practitioners morning masterclasses and all delegates the opportunity to benefit from breakout sessions on regional activity, intermediate leases and the '67 Act. Thanks go to our speakers and all who helped plan this content.

30+ golfers and novices returned to Essex in May for our legendary golf day, where the sun shone and play was competitive. In June we headed to Kempton Park for a night at the races – some of us were luckier than others, but a good time was had by all. Thank you to all who supported this event and to our sponsors, Kerry London and Anthony Gold.

We have ended the 2019 programme with our seasonal drinks, which is taking place tonight and we are confident that this evening will be one of seasonal celebration and reflection.

The event calendar for 2020 is well in hand. We are looking forward to going back to the regions next year for ALEP on the Town as well as for seminars and training. Planning for our lecture, which is taking place on Thursday 5 March, is well underway - thank you to those who attended a recent planning session and are working with us on the content. Pre-agenda places will be available before the seasonal break, with a full agenda to be announced in the New Year.

Our annual conference will take place on Tuesday 13 October. Please visit the website for updates and further dates.

The ALEP Golf Day has returned to its traditional slot in September and I hear rumour that the team is planning to relaunch the highly-popular ALEP Quiz for 2020. Watch this space!

Our relationships with organisations in the wider industry including the RICS, LEASE, NAEA, ARLA, IRPM, ARMA and the Law Society, as well as publications such as News on the Block and Flat Living have continued to flourish in 2019. Our directors, committee and other members of the ALEP management team have also represented the Association at these – and other – organisations’ conferences and training events throughout the year. We look forward to maintaining these relationships in 2020.

Thank you to all who supported ALEP events in 2019. As always, we are grateful to our sponsor, Kerry London, which has supported us for a seventh 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.

This year we were also pleased to welcome National Lease Plans to the ALEP family. Members will have met the team at the conference, and John from National Lease Plans and his team are looking forward to supporting us in the months to come. I am also delighted to announce that we have secured the sponsorship of Zurich Insurance for 2020.

It is a great testament to our association and the events that we produce which entice such high-calibre partners as these. We look forward to welcoming representatives of all our sponsors to this evening’s drinks reception.

DRIVE Marketing, an agency led by Clare Grove and me, continues to run the management of the Association and I am confident that the members receive prompt and efficient service.

So, grateful thanks go to them, as well as those who play a crucial role: Liza Smith, finance manager and administrator, as well as the band of “ALEP ladies” who so ably help at ALEP events throughout the year.

I would also like to thank all the members of the advisory committee for their guidance and support, particularly that of Mark Chick and our Honorary President, Damian Greenish. Their unwavering support and wise counsel are always highly valued but this year in particular. In April, we welcomed John Midgley of Seddons to the ALEP board. John is an esteemed figure in the leasehold enfranchisement sector and, having sat on the Advisory Committee over the years, has a comprehensive understanding of the Association and how it operates. We were delighted to have someone of John’s standing on the board and we appreciate all he has brought to the table this year.

Thanks are also owed to the Advisory Committee of 2019 for their support and hard work – a special mention goes to Mike Tibbatts, who today stood down after serving his full term in office. In October, the board, Advisory Committee and management held a planning meeting wherein we discussed the strategic direction of the association and how we can continue to adapt and react to the challenges of the sector. We look forward to bringing the fruits of this discussion to the table in due course.

The successes and achievements of 2019 would not have been possible without the continued support and loyalty of our member firms and individual barristers. By attending our events, participating in consultations and supporting the Association in a myriad of ways, you continue to help us to take ALEP from strength to strength.

Anna Bailey
Founder and Director