

The Rt Hon Christopher Pincher MP
Ministry of Housing, Communities & Local Government
2 Marsham Street
London
SW1P 4DF



13 November 2020

Dear Mr Pincher,

Timescale for update on Law Commission's recommendations for reform

We are writing to you on behalf of the Association of Leasehold Enfranchisement Practitioners (ALEP).

ALEP is a not-for-profit trade association which was established in 2007 to act as a badge of assurance for leaseholders, and to promote best practice amongst professionals in the sector. ALEP prides itself on ensuring its members work to an agreed level of conduct and service. ALEP also aims to make it easier for leaseholders to understand and exercise their rights.

Today, more than 260 fully-vetted member firms form part of the Association and we ensure they have demonstrated positive results in leasehold enfranchisement, thereby providing the public with reassurance they are dealing with proven and experienced professionals.

As for many, 2020 has been a testing year for those of us in the leasehold sector and the wider industry with the challenges presented by COVID-19 but it has also been an interesting one, with the Law Commission's recommendations for reform published in July prompting much discussion among professionals.

We recently hosted ALEP's Annual Conference, which this year was held online. Over 200 delegates participated in the week-long event and during the Conference, we presented an expert panel session where the Law Commission's proposed reforms to leasehold legislation were debated. As part of this session, we carried out a poll on the Law Commission's recommendations, and we would like to share with you the views of our members:

- 82% of members think that reform is necessary
- 12% think reforms are less than three years away
- 56% think reforms are three to five years away
- 27% think reforms are five to ten years away

As you will appreciate, any reforms to current leasehold enfranchisement systems will have a significant impact on our members. The Law Commission's recommendations were a hot topic at the Conference, and the subject continues to dominate the enfranchisement sector's headlines until a further update is released.

With this in mind, we would like to enquire as to when the sector can expect a response to the Law Commission's recommendations for reform.

Throughout the year, ALEP has taken the lead with practical steps to help keep the leasehold enfranchisement sector operating as smoothly as possible.

We recently introduced the ALEP protocol for Service of Initial Notices and Counter-Notices, which offers a solution to some of the challenges currently being faced by our members and professionals in the sector. Whilst the protocol is entirely voluntary, ALEP has encouraged all members to subscribe where possible, in order to ease the process during the current crisis and enable our members to continue delivering a quality service for their clients.

We have also brought ALEP's popular events calendar online during the pandemic, which includes our Annual Conference, webinars, regional training and networking sessions. Keeping these events going was imperative as it allowed ALEP to continue to educate and promote best practice to its membership – an ethos which lies at the heart of the Association.

As always, ALEP is committed to upholding standards in the sector and we would also be pleased to offer any counsel on any leasehold or enfranchisement issues.

If you have any questions, or would like any more information about ALEP, please do not hesitate to get in touch.

Yours sincerely,

pp.



Signed on behalf of the Directors

Anna Bailey
Director & Founder

Mark Chick
Director

John Midgley
Director

Cc: Mr Robert Jenrick MP
Secretary of State for Housing, Communities and Local Government