



Department for Levelling Up,
Housing & Communities

Lord Kennedy of Southwark
House of Lords
London
SW1A 0PW

Baroness Scott of Bybrook OBE
*Parliamentary Under Secretary of State
for Social Housing and Faith*

**Department for Levelling Up, Housing and
Communities**
2 Marsham Street
London
SW1P 4DF

www.gov.uk/dluhc

15th April 2024

Commencement of the Leasehold and Freehold Reform Bill

Dear *Louy*,

Thank you for your questions about commencement of measures in the Leasehold and Freehold Reform Bill during the Bill's Second Reading on 27 March. As promised, I wanted to share with you what I can about our intentions in this respect.

This Bill will make long-term changes to improve homeownership for millions of leaseholders in England and Wales by empowering them and improving their consumer rights. It is a landmark shift in the balance of power between leaseholders and landlords and will also transform the experience of homeowners on freehold estates.

The Government is working to make sure that leaseholders and freehold homeowners on private and mixed tenure estates can benefit from the new system as soon as reasonably possible after the Bill receives Royal Assent. As you will be aware, these reforms are complex and will have impacts for generations to come, therefore it is important and appropriate that we make sure we get the detail right.

Ministers and the Department are currently working hard to take these reforms through Parliament but we are also preparing for their implementation following Royal Assent. This will mean drafting and laying the secondary legislation required to bring the reforms into force. We anticipate that the majority of the reforms will come into effect in 2025-2026.

We are determined to facilitate a smooth transition to the new system so that leaseholders, freeholders, landlords, agents and others involved in the leasehold market can adjust to and understand the new rules. We will work with delivery partners to make sure the necessary support is in place, including through the publication of appropriate guidance.

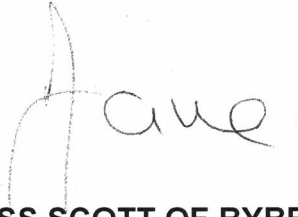
With regards to the new enfranchisement valuation scheme, rest assured that we will commence all parts of this as soon as reasonably possible after the Bill receives Royal Assent so that all leaseholders extending their lease or acquiring their freehold can benefit from these

reforms. Leaseholders who are considering extending their lease or buying their freehold should continue to seek legal advice on their particular circumstances.

Once again, I am grateful to you for raising this important issue. I hope my response has been helpful in addressing your concerns and I look forward to discussing these issues further in Committee.

I will deposit a copy of this letter in the House libraries.

Yours ever,

A handwritten signature in black ink, appearing to read 'Awe', written over a faint vertical line.

BARONESS SCOTT OF BYBROOK
Parliamentary Under Secretary of State for Social Housing and Faith, *Department for Levelling Up, Housing and Communities*