

Julie James MS
Minister for Climate Change
Welsh Government

24 September 2021

Dear Julie

Legislative Consent Memorandum (LCM) on the Leasehold Reform (Ground Rent) Bill

At the meeting of the Local Government and Housing Committee on 22 September we considered the LCM on the Leasehold Reform (Ground Rent) Bill. In order to enable the Committee to make an informed decision on legislative consent, we would be grateful for more information about the Welsh Government's progress on wider leasehold reform.

Leasehold reform is an area of interest to the Committee and the Welsh Government's plans for reform was something that we raised with you during the ministerial scrutiny session on 22 September 2021. While we welcome the decision to set ground rent on new leases to a token one peppercorn per year, effectively restricting ground rents to zero financial value, we note that the Bill does not apply to existing leases. We also note that the Bill does not address other weaknesses in the leasehold system, such as service charges and other issues faced by leaseholders. It would therefore be helpful to understand where the changes introduced in the House of Lords sit within the wider programme of leasehold reform and the Programme for Government commitment to enact the recommendations of the Law Commission.

At the meeting on 22 September, you said that other reforms to the leasehold reform system will be brought before the Senedd. In order to aid our consideration of the LCM, we would be grateful if you could provide more detail on these reforms, including timescales and whether they will be made through Welsh legislation or further LCMs.

We understand that amendments to the Bill that confer powers to make delegated powers to Welsh Ministers were tabled on 20 July. Standing Order 29.2(iii) provides that when any relevant amendments to a Bill are tabled, a supplementary LCM should be laid normally no later than two weeks later. In order for us to plan our approach to scrutiny, please can you confirm when the supplementary LCM will be laid.

We would appreciate a response by 1 October so that it can be considered at our meeting on 6 October.

Yours sincerely

A handwritten signature in black ink that reads "John". The letters are cursive and connected.

John Griffiths MS

Chair

Croesewir gohebiaeth yn Gymraeg neu Saesneg.

We welcome correspondence in Welsh or English.