

Rebecca Evans AS/MS  
Cabinet Secretary for Economy, Energy and Planning  
Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio



Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref P-06-1307  
Ein cyf/Our ref RE/01429/25

Carolyn Thomas MS  
Chair - Petitions committee

12 December 2025

Dear Carolyn,

Thank you for your letter regarding Petition P-06-1307 *The Welsh Government should commit to the adoption of the maintenance of new housing estates by local authorities.*

I would like to put on record my thanks to the Petitions Committee and the late Hefin David MS for the important work undertaken on this issue.

As you know, the Leasehold and Freehold Reform 2024 Act applies to both England and Wales and introduces significant new rights and protections for homeowners on privately managed estates, which will enable them to hold their estate manager to account for the money they spend. Homeowners will gain much needed transparency over estate charges, the ability to challenge reasonableness of charges via the Leasehold Valuation Tribunal, and a right to apply to the tribunal for a substitute manager to be appointed in cases where there has been serious management failure. Implementation depends on the development and passage of a programme of subordinate legislation necessary to enable the reforms.

The powers to implement most of the estate charge provisions in the 2024 Act rest with the UK Government, including the details of information which must be provided in an estate management charge demand and in an annual report of estate management charge activity. The Welsh Ministers have responsibility only to exercise powers in relation to the new duty of estate managers to publish administration charge schedules.

Matthew Pennycook MP, Minister of State for Housing and Planning, published a written statement late last year (see [Written statements - Written questions, answers and statements - UK Parliament](#)) which indicated an intention to consult on the exercise of powers to implement this new regime by the end of this year. The Cabinet Secretary for Housing and Local Government will notify Members about the launch of the consultations on the exercise of these powers and would be grateful if Members could promote the consultations to their constituents locally. This will help to ensure that as many affected homeowners as possible can have a say on the detail of the operation of these important new rights.

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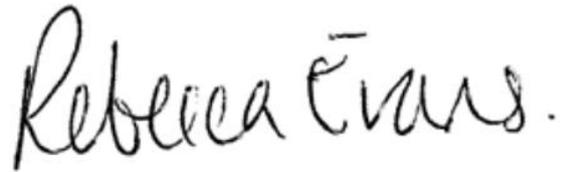
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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

It may also be of interest to the Committee that the Law Commission has included a project on 'Management of housing estates' in its recently announced 14<sup>th</sup> Programme of Law Reform. The preliminary details about the project are available here: [Management of housing estates – Law Commission](#). The focus of this project is considering the creation of a right to manage for managed estates, so that those freehold homeowners who choose to will be able to assume the management functions from external companies and have more involvement in deciding how their estates should be managed. Officials will be engaging with the Law Commission as this work progresses.

Yours sincerely,

A handwritten signature in black ink that reads "Rebecca Evans." The signature is written in a cursive, flowing style.

**Rebecca Evans AS/MS**

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