

Leasehold Reform (Ground Rent) Bill [HL]

HL Bill 1 of 2021–22

Author: Eren Waitzman

Date published: 20 May 2021

In January 2021, the Government stated its intention to legislate in the 2021–22 parliamentary session to set future ground rents to zero for new leases. This was in response to the findings of an inquiry by the Law Commission on leasehold enfranchisement, published in July 2020. The inquiry recommended several reforms, including setting ground rents at zero.

In the 2021 Queen's Speech, the Government confirmed plans to introduce the Leasehold Reform (Ground Rent) Bill. It was introduced in the House of Lords on 12 May 2021.

According to the Ministry of Housing, Communities and Local Government, the bill aims to make leasehold ownership fairer and more affordable for leaseholders by ensuring that freeholders or landlords will no longer be able to make financial demands for ground rent. It seeks to do this by establishing that new, long residential leases are only permitted to charge a peppercorn rent (which has zero financial value).

In addition, the bill would prohibit the charging of administration charges relating to peppercorn rents. The bill would also establish a civil penalty regime for those who charge a prohibited rent. This would be enforced by local weights and measures authorities (trading standards) and may be enforced by a district council. The bill sets out that the maximum financial penalty for this punishment would be £5,000.

Property associations have generally welcomed the bill. However, they have called on the Government to extend its provisions to those who the bill as drafted would be exempt from it. Propertymark, an association which represents lettings and estate agents, has called on the Government to extend the provisions on ground rents to those who already own a leasehold property.

On 24 May 2021, the second reading of the [Leasehold Reform \(Ground Rent\) Bill \[HL\]](#) is scheduled to take place in the House of Lords. This briefing provides a background to the bill, including information on the current law surrounding leaseholds and ground rents, and sets out some immediate reaction to the bill.

I. What is the background to the bill?

A lease is the legal device that grants a person a leasehold, a time-limited interest in a property, and sets out the rights and responsibilities of the leaseholder and landlord. In the context of the bill, a lease tends to refer to long leases (which qualify for enfranchisement rights). This is as opposed to a tenancy, which is generally used to refer to short leases, such as a one-year assured shorthold tenancy. According to the Ministry of Housing, Communities and Local Government, the leasehold sector houses an estimated 4.5 million dwellings in England and Wales. Of these dwellings, approximately two thirds of these properties are flats and one third are houses.¹

I.1 Current law

At present, the current law surrounding lease extensions for houses and flats is governed by separate legislation.

Leaseholders of houses

For leaseholders of houses, the Leasehold Reform Act 1967 gives leaseholders the right to acquire the freehold of their houses and/or the right to a single 50-year lease extension of their houses, at a “modern ground rent”.² However, to qualify for the right to acquire the freehold of a house, further requirements must be met. This includes the leaseholder having a lease granted for a term of longer than 21 years and the leaseholder having held that lease for two years before making the claim for freehold.³ Additionally, a property must meet the following three criteria to qualify for a 50-year lease extension:

1. the house must fall within certain rateable values;
2. the lease must not be terminable on death or marriage; and
3. the lease must always meet the “low rent test”.⁴

If these criteria are met, and the lease does not fall into an exception to enfranchisement rights, then the leaseholder has enfranchisement rights under the 1967 act. Possessing such rights, the leaseholder may serve their landlord with a notice of claim, following which the landlord may serve a notice in reply. The two parties will then negotiate over the premium and the terms of the transfer of an existing lease or new lease before the freehold is transferred or a new lease is granted.⁵

¹ Ministry of Housing, Communities and Local Government, [Estimating the Number of Leasehold Dwellings in England, 2018–19](#), 9 July 2020.

² Under the 1967 act, ‘modern ground rent’ is the rent payable during the additional term of a lease extension of a house (Ministry of Housing, Communities and Local Government, [‘Government reforms make it easier and cheaper for leaseholders to buy their homes’](#), 7 January 2021).

³ Law Commission, [Leasehold Home Ownership: Buying Your Freehold or Extending Your Lease](#), July 2020, HC 584 of session 2019–21, p 36.

⁴ *ibid.* Under the low rent test, the ground rent payable under the lease is required to fall below a certain level corresponding to the lower rental limit for assured tenancies (Law Commission, [Leasehold Home Ownership: Buying Your Freehold or Extending Your Lease—Consultation Paper](#), 20 September 2018, p 140).

⁵ Law Commission, [Leasehold Home Ownership: Buying Your Freehold or Extending Your Lease](#), July 2020, HC 584 of session 2019–21, p 36.

Leaseholders of flats

The Leasehold Reform, Housing and Urban Development Act 1993 provides two rights for leaseholders of flats. They are as follows:

1. Individual leaseholders of flats have a right to obtain a 90-year lease extension at a “notional rent of a peppercorn”. This right arises provided the leaseholder has been a tenant for two years preceding such a claim. The process commences with the leaseholder serving a notice of claim on the landlord.
2. Long leaseholders of flats acting together via a nominee purchaser have a right to purchase the freehold of their block of flats. This process is known as the right to “collective enfranchisement”.⁶

Ground rents

The Commonhold and Leasehold Reform Act 2002 places a requirement on landlords to serve a written notice to tenants before ground rent is payable. The 2002 act also prevents landlords from starting forfeiture action unless they have issued a tenant with a written notice and the ground rent arrears exceed a prescribed sum or have been in arrears for more than a specified period.⁷

I.1 Government consultation on leaseholds and ground rents

In July 2017, the then Conservative Government under Theresa May, ran a consultation seeking views on measures to “tackle unfair and unreasonable abuses of leasehold; in particular the sale of new leasehold houses and onerous ground rents”.⁸ The Law Commission defines “ground rent” as a regular payment which must be made by a leaseholder to his or her landlord.⁹ Such measures included: limiting the sale of new build leasehold houses; and ground rent in new leases to start and remain at a ‘peppercorn’ (zero financial value) level.¹⁰ The consultation ran until September 2017.¹¹

In December 2017, the Government published its response to the consultation. Addressing the sale of new leasehold houses, the Government stated that it would seek to bring forward legislation “as soon as parliamentary time allows” to prohibit the sale of new residential long leases from being granted on houses.¹² In its response, the Government also argued that ground rents “allow developers to maximise their profits”, despite consumers seeing “no clear benefit from them”.¹³ Consequently, the

⁶ Law Commission, [Leasehold Home Ownership: Buying Your Freehold or Extending Your Lease](#), July 2020, HC 584 of session 2019–21, p 36.

⁷ [Explanatory Notes](#), p 4.

⁸ Ministry of Housing, Communities and Local Government, [‘Tackling unfair practices in the leasehold market’](#), updated 21 December 2017.

⁹ Law Commission, [Leasehold Home Ownership: Buying Your Freehold or Extending Your Lease](#), July 2020, HC 584 of session 2019–21, p xi.

¹⁰ The explanatory note defines a “peppercorn rent” as an annual rent of a token of one peppercorn, which has zero financial value ([Explanatory Notes](#), p 3).

¹¹ Ministry of Housing, Communities and Local Government, [‘Tackling unfair practices in the leasehold market’](#), updated 21 December 2017.

¹² Ministry of Housing, Communities and Local Government, [Tackling Unfair Practices in the Leasehold Market: Summary of Consultation Responses and Government Response](#), December 2017, p 12.

¹³ *ibid.*

Government said that it would be introducing legislation so that ground rents on newly established leases of houses and flats were set at a peppercorn rate.¹⁴

1.2 Law Commission inquiry into leasehold enfranchisement and response by the Government

In 2017, the Government asked the Law Commission to review leasehold enfranchisement to make it “easier, quicker, and more cost-effective” for leaseholders to buy their freehold or extend their lease. As part of this, the Law Commission was tasked with reviewing leaseholders’ rights to:

- purchase the freehold of their house;
- participate, with other leaseholders, in the collective purchase of the freehold of a group of flats; and
- extend the lease of their house or flat.¹⁵

In September 2018, the Law Commission ran a consultation seeking views on reforming leasehold enfranchisement. The consultation ran until January 2019.¹⁶

In July 2020, the Law Commission published its findings. It identified several problems with leaseholds, including: that leasehold owners “often do not have the same control over their home” as a freehold owner; and that landlords may have different interests from leaseholders, such as seeing their leasehold property as an “investment opportunity or a way of generating income”, whilst for leaseholders the property may be their home.¹⁷ Consequently, the Law Commission made several recommendations seeking to “significantly improve the position of homeowners in England and Wales”. It recommended that:

- the leaseholders of both houses and flats should be entitled, as often as they so wish (and on payment of a premium), to obtain a new, extended lease at a ground rent with the value of a peppercorn;
- provide a new right for leaseholders to “buy out” the ground rent under their lease without also having to extend the length of their lease; and
- remove the requirement for leaseholders to have owned their leases for two years before exercising enfranchisement rights and allowing flat owners to buy the freehold of a block where up to 50% of the building is commercial space.¹⁸

In January 2021, the Secretary of State for Housing, Communities and Local Government, Robert Jenrick, announced that having reviewed the report, the Government would be bringing forward legislation to set future ground rents to zero in the 2021–22 parliamentary session. He stated that this

¹⁴ Ministry of Housing, Communities and Local Government, [Tackling Unfair Practices in the Leasehold Market: Summary of Consultation Responses and Government Response](#), December 2017, p 12.

¹⁵ Law Commission, [‘Leasehold enfranchisement’](#), accessed 12 May 2021.

¹⁶ *ibid.*

¹⁷ Law Commission, [Leasehold Home Ownership: Buying Your Freehold or Extending Your Lease](#), July 2020, HC 584 of session 2019–21, p 6.

¹⁸ *ibid.*, p 36.

would be the first part of “major two-part legislation” to implement leasehold and commonhold reforms in Parliament.¹⁹

2. What would the bill do?

In the Queen’s Speech 2021, the Government confirmed it would be bringing forward the Leasehold Reform (Ground Rents) Bill to “end the practice of ground rents for new leasehold properties”.²⁰ Reflecting the opinion of the then 2017 Government under Theresa May, the Government has argued that “leaseholders receive no clear service in return for these ground rent payments” and “it is not always clear” what costs leaseholders will have to pay when they purchase their home.²¹

The bill was first introduced in the House of Lords on 12 May 2021.²²

The bill seeks to regulate new, long residential leases to only permit a peppercorn rent. In addition, the bill would ban administration charges on such rents. The bill would also establish a civil penalty regime to tackle breaches of a requirement in the legislation not to charge a prohibited rent, which carries a maximum financial penalty of £5,000. This would be enforced by local weights and measures authorities (trading standards authorities) and may be enforced by a district council. The provisions detailed in the bill would apply to new, long residential leasehold properties in England and Wales.

The bill is formed of 26 clauses and one schedule.

Application

Clause 1 details the term ‘regulated lease’, which is a lease that meets the following conditions:

- it is a long lease of a dwelling;
- it is granted on or after the act comes fully into force in relation to leases of that kind; and
- when it is granted, it is not an excepted lease (detailed in clause 2 of the bill).

Clause 2 sets out the types of leases that are exempt from the bill. According to the Government, the exceptions are intended to cover areas whereby ground rents “fulfil a justifiable purpose”, for example, where it would be difficult for the type of lease to operate without ground rents.²³ This includes business leases, whereby the:

- lease expressly permits that premises granted by the lease are to be used for business

¹⁹ Law Commission, [Leasehold Home Ownership: Buying Your Freehold or Extending Your Lease](#), July 2020, HC 584 of session 2019–21, p 36.

²⁰ Prime Minister’s Office, [Queen’s Speech 2021: Background Briefing Notes](#), 11 May 2021, p 111.

²¹ [Explanatory Notes](#), p 4.

²² UK Parliament, [Leasehold Reform \(Ground Rent\) Bill \[HL\]: Stages](#), accessed 17 May 2021.

²³ Ministry of Housing, Communities and Local Government, [Leasehold Reform \(Ground Rent\) Bill: Memorandum from the Ministry of Housing, Communities and Local Government to the Delegated Powers and Regulatory Reform Committee](#), 12 May 2021, p 3. On 19 May 2021, the House of Lords Delegated Powers and Regulatory Reform Committee published a report into the bill. In the report, the Committee stated that there was nothing in the bill that it wanted to draw to the attention of the House of Lords (House of Lords Delegated Powers and Regulatory Reform Committee, [Leasehold Reform \(Ground Rent\) Bill \[HL\] and Animal Welfare \(Sentience\) Bill \[HL\]](#), 19 May 2021, HL Paper 8 of session 2021–22, p 3).

- purposes without further consent needed from the landlord;
- use of the premises as a business dwelling “significantly contributes” to the business’ purpose; and
- landlord and tenant exchange written notices at or before the lease is granted confirming the intention to use and continue to use the premises for business purposes, as set out in the lease. The clause also notes that the secretary of state may make further provisions about the form and content of notices required in regulations.

In addition to business leases, other leases exempt from the bill are as follows:

- statutory lease extensions of houses, under either part 1 of the 1967 act, or of flats, under chapter 2 of part 1 of the 1993 act;
- community housing leases, where it meets any further conditions specified in regulations by the secretary of state. A community housing lease is a lease where the landlord is a community land trust or where the community housing is a dwelling in a building controlled or managed by a co-operative society; and
- home finance plan leases, which meet any conditions specified in regulations by the secretary of state. A home finance plan lease is either granted in connection with a home reversion plan under chapter 15A of part 2 of the Financial Services and Markets Act (Regulated Activities) Order 2001, or granted by a finance provider to a home buyer in connection with a ‘rent to buy’ arrangement.²⁴

Prohibited and permitted rent

Clause 3 would prohibit any landlord (or an individual acting on the landlord’s behalf) under a regulated lease from requiring a tenant to make a payment of a prohibited rent. A prohibited rent is defined in the bill as any rent that exceeds the permitted rent (detailed in clauses 4 to 6).

Clauses 4 to 6 provide further information on permitted rent. **Clause 4** details that permitted rent is “a peppercorn rent”. This means that rent is restricted so that no money can be charged or paid as rent under the bill. **Clause 5** would make special provision for shared ownership leases, whereby the landlord retains a share. The clause would provide that for the tenant’s share in the premises, the only rent is a peppercorn rent. In contrast, landlords can continue to charge any rent on their share.²⁵ **Clause 6** details permitted rent payments in leases replacing those granted prior to commencement of the act. It states that the permitted rent for the period of a new lease following the expiry date specified in the “pre-commencement lease” is to be a peppercorn rent. Subsection 5 of clause 6 would make provision for a case whereby a replacement lease is further replaced by a new lease. Subsections 6 and 7 would make provision for a case whereby the pre-commencement lease is a shared ownership lease.

Clause 7 would give effect to replacing any term in a regulated lease reserving a prohibited rent with a term reserving a permitted rent. The clause also sets out what rent is to be substituted for the

²⁴ The explanatory note defines a ‘rent to buy’ arrangement as one where a person buys a freehold or leasehold interest in land (or an undivided share of such an interest) from a finance provider over a defined period by means of payment of a rent. [Explanatory Notes](#), p 7.

²⁵ Since April 2006, a condition of all shared ownership schemes funded by the Government is that the amount of rent and any annual increases is capped (ibid, p 7).

prohibited rent in each case. This is detailed in the table below:

| Section | Rent treated as reserved | Period for which rent reserved | Share in demised premises |
|-------------------------------------|--------------------------|--------------------------------|---|
| Section 4 (general rule) | Peppercorn rent | | |
| Section 5 (shared ownership leases) | Peppercorn rent | | Tenant's share |
| Section 6 (replacement leases) | Maximum permitted rent | Excepted period | Tenant's share (where section 6(7) applies) |
| Section 6 (replacement leases) | Peppercorn rent | Regulated period | Tenant's share (where section 6(7) applies) |

Enforcement

Clause 8 would require local weights and measures authorities (trading standards authorities) in England and Wales to enforce clause 3 where a breach of that clause has occurred in their area. It would also allow them to enforce clause 3 elsewhere in England or Wales. In addition, clause 8 would permit a district council, which is not a trading standards authority, to enforce clause 3.

Clause 9 would allow the enforcement authority to impose a financial penalty on a person if it is satisfied "beyond reasonable doubt" that the person has breached clause 3 by requiring a tenant to make a payment of prohibited rent. The clause details that the amount of the financial penalty is at the discretion of the enforcement authority, but within the parameters of a minimum amount of £500 and a maximum amount of £5,000.

Subsection 3 states that a landlord who commits multiple breaches in relation to the same lease is only liable to one financial penalty. However, they may be liable for a further penalty, if having previously had a financial penalty imposed for an earlier breach, they then commit a further breach. Subsection 9 would enable the secretary of state to make regulations amending the penalty amounts set out in the clause. This would be used to reflect changes in the value of money over time.²⁶

Clause 10 sets out that if the enforcement authority is "satisfied on the balance of probabilities" that a tenant under a regulated lease has made a payment of a prohibited rent where all or part of that rent has not been refunded, it can order a repayment of the rent by:

- the landlord at the time the prohibited rent was made;
- the landlord at the time the enforcement authority makes the order; or
- a person acting on behalf of one of the above where the payment was made to that person.

However, this does not apply if the tenant has already made an application under clause 13 for the recovery of the rent or if an enforcement authority has previously made an order under clause 13 in

²⁶ Ministry of Housing, Communities and Local Government, [Leasehold Reform \(Ground Rent\) Bill: Memorandum from the Ministry of Housing, Communities and Local Government to the Delegated Powers and Regulatory Reform Committee](#), 12 May 2021, p 6.

relation to payment. In circumstances where part or all of two or more payments of a prohibited rent are made by a tenant under the same lease and have not been refunded, the enforcement authority may make a single order.

Clause 11 would provide that where a financial penalty is imposed by an enforcement authority, it can require interest on the outstanding payment. Subsections 2 and 3 of the clause set out how the interest is calculated.

Clause 12 would require enforcement authorities to have regard to any guidance issued by the secretary of state about its functions under this bill. The Government has said that it will work with trading standards to draft the guidance.²⁷

Subsection 3 makes provision for the investigatory powers available to domestic enforcers under schedule 5 of the Consumer Rights Act 2015 to be available to authorities to enforce clause 3 of the bill. Subsection 4 introduces **schedule 1** of the bill. This schedule details the:

- procedure for imposing a financial penalty under clause 9 or making an order under clause 10 of the bill;
- time limits;
- rights of appeal;
- recovery of a financial penalty imposed or an amount ordered to be paid; and
- retention of sums received.

Clause 13 would allow tenants or a person acting on behalf of a tenant under a regulated lease who has paid prohibited rent that has not been refunded to apply to the First-tier Tribunal for a recovery order. This type of order requires the repayment of any prohibited rent that has not been refunded by either:

- the landlord of the lease at the time the prohibited rent was paid;
- the landlord of the lease at the time the application is made; or
- a person acting on behalf of one of the above where the payment was paid to that person.

The clause stipulates that the prohibited rent must be repaid within 28 days after the order has been made. In circumstances whereby part or all of two or more payments under the same lease have not been refunded, the tribunal may make a single recovery order for all the prohibited rent that has not been refunded. However, a tribunal may not make an order if an authority has already made an order under clause 10 of the bill. Further, **clause 14** would allow for the tribunal to include in the recovery order a requirement for interest to be paid. The interest would be payable from the day the prohibited rent was made until the day the amount had been ordered to be paid.

Clause 15 would allow either a tenant or landlord of a regulated lease to apply to the tribunal for a declaration as to the effect of clause 7 on a term in the lease. Following an application, if the tribunal is “satisfied” that the lease includes a prohibited rent, it must make a declaration. Subsection 3 states

²⁷ Ministry of Housing, Communities and Local Government, [Leasehold Reform \(Ground Rent\) Bill: Memorandum from the Ministry of Housing, Communities and Local Government to the Delegated Powers and Regulatory Reform Committee](#), 12 May 2021, p 7.

that where there are two or more regulated leases under the same landlord, a single application can be made by either the landlord or tenant of one of the leases with the consent of tenants under the other leases. Subsection 5 notes that where the tenant is the registered proprietor of the leasehold, the tribunal can direct the landlord to apply to the chief land registrar and pay the appropriate fee for the declaration to be entered in the registered title. Additionally, the tenant can also apply to the registrar and pay the appropriate fee for the declaration to be entered in the title.

Clause 16 would allow for certain people to apply for a recovery order and to recover an amount that the tribunal orders to be paid. These people are:

- an enforcement authority helping a tenant;²⁸
- a former tenant;
- a person acting on behalf of a tenant or former tenant; or
- the guarantor.

Clause 17 defines “tenant”, for the purposes of clauses 10, 13 and 16, to include a person acting on behalf of a tenant and a former tenant or guarantor.

Administration charges

Clause 18 would amend schedule 11 of the Commonhold and Leasehold Reform Act 2002 to require that no administration charge is payable in relation to the collection of ground rent restricted to a peppercorn by the bill. Clause 18 also states that to determine whether an administration charge is payable, a tenant will be able to apply to the tribunal in England or to a leasehold valuation tribunal in Wales. Under section 24 of the Landlord and Tenant Act 1987, a tenant may also apply to the tribunal in England or Wales to request that it makes an order to appoint a manager in cases where administration charges have been made. According to the bill’s explanatory notes, the appointment will enable the appropriate tribunal to “take action” where, for example, a landlord has included administration charges in leases on numerous occasions.²⁹

General provisions

Clause 19 would make a consequential amendment to part 5 of the Housing Act 1985. This part of the 1985 act relates to the right to buy. Additionally, **clause 20** would enable the secretary of state to make consequential amendments to the bill by secondary legislation. Further, **clause 21** states that any power to make regulations under the bill, includes the “power to make consequential, supplementary, incidental, transitional or saving provision and different provision for different purposes”. Subsections 3 and 4 of the clause state that regulations under this act are subject to annulment by a resolution of either House of Parliament, except for:

- regulations under clause 20, which amend an act of parliament and must be made in draft and laid before and approved by resolution in both Houses; and

²⁸ The help provided by an enforcement authority can include conducting proceedings or providing advice.

²⁹ [Explanatory Notes](#), p 11.

- commencement regulations under clause 25.³⁰

Clauses 22 to 26 contain miscellaneous provisions. These include that the act would apply to England and Wales.

3. What response has there been to the bill?

Following the announcement of the bill in the 2021 Queen's Speech, the bill was welcomed both inside and outside of Parliament. However, there have been calls for the provisions to be extended to those who already own a leasehold property.

3.1 Debate on the Queen's Speech

In the debate on the Queen's Speech in the House of Lords on 17 May 2021, Lord Greenhalgh, the Minister of State at the Ministry of Housing, Communities and Local Government, further outlined the Government's rationale for introducing the bill:

Our commitment to fairness in the housing market includes securing a fairer deal for future leaseholders. For too many, the dream of home ownership has been soured by leases imposing crippling ground rents, additional fees and onerous conditions. People's homes should be theirs to live in and enjoy, not an income stream for third-party investors. That is why the Leasehold Reform (Ground Rent) Bill will put an end to ground rents for new leasehold properties, as part of the most significant changes to property law in a generation.³¹

During the debate, several members welcomed the legislation. The Lord Bishop of St Albans congratulated the minister on the introduction of the bill. Lord Thurlow (Crossbench) said reform of the current leasehold ground rent system was "long overdue" and "achieves the objective of preventing landlords from financially milking their tenants from time to time".³²

However, Baroness Andrews (Labour) criticised the Government for not introducing further measures on leasehold reform in the Queen's Speech. She argued that:

There was nothing on the scale of leasehold reform that we were anticipating. Yes, ground rent reform is important, but it is the low-hanging fruit of leasehold reform.³³

3.2 Other reaction

Outside of Parliament, several property associations welcomed the bill. However, they called for the provisions of the bill to go further.

³⁰ Ministry of Housing, Communities and Local Government, [Leasehold Reform \(Ground Rent\) Bill: Memorandum from the Ministry of Housing, Communities and Local Government to the Delegated Powers and Regulatory Reform Committee](#), 12 May 2021.

³¹ [HL Hansard, 17 May 2021, col 322.](#)

³² *ibid*, col 402.

³³ *ibid*, col 408.

Beth Rudolf, the director of delivery at the Conveyancing Association, said that the association was “delighted” with the bill and that its provisions would “undoubtedly make the existing leasehold property market far more open and transparent”. Despite the measures, Ms Rudolf argued that the Conveyancing Association would continue to lobby the Government to include in the bill “other pre-announced promises” such as introducing the Law Commission’s recommendations on enfranchisement.³⁴

Mark Hayward, the chief policy adviser at Propertymark, an association which represents lettings and estate agents, said that the legislation will “go a long way to help thousands of home-owners caught in a leasehold trap”. However, he called on the Government to extend the provisions on ground rents to those who already own a leasehold property to “create a level playing field”.³⁵

4. Read more

- House of Commons Library, [Leasehold and Commonhold Reform](#), 7 February 2021
- House of Commons Library, [Leasehold reform in England and Wales: what’s happening and when?](#), 20 January 2021
- Ministry of Housing, Communities and Local Government, [Government reforms make it easier and cheaper for leaseholders to buy their homes](#), 7 January 2021

³⁴ Conveyancing Association, [Conveyancing Association welcomed Leasehold Reform in Queen’s Speech](#), 14 May 2021.

³⁵ Helen Carter, [Ground rents for new leasehold properties set to be scrapped](#), *Manchester Evening News*, updated 11 May 2021.

About the Library

A full list of Lords Library briefings is available on the [Library's website](#).

The Library publishes briefings for all major items of business debated in the House of Lords. The Library also publishes briefings on the House of Lords itself and other subjects that may be of interest to Members.

Library briefings are produced for the benefit of Members of the House of Lords. They provide impartial, authoritative, politically balanced information in support of Members' parliamentary duties. They are intended as a general briefing only and should not be relied on as a substitute for specific advice.

Every effort is made to ensure that the information contained in Lords Library briefings is correct at the time of publication. Readers should be aware however that briefings are not necessarily updated or otherwise amended to reflect subsequent changes.

Disclaimer

The House of Lords or the authors(s) shall not be liable for any errors or omissions, or for any loss or damage of any kind arising from its use, and may remove, vary or amend any information at any time without prior notice. The House of Lords accepts no responsibility for any references or links to, or the content of, information maintained by third parties.

This information is provided subject to the conditions of the [Open Parliament Licence](#).

Authors are available to discuss the contents of the briefings with the Members and their staff but cannot advise members of the general public.

Any comments on Library briefings should be sent to the Head of Research Services, House of Lords Library, London SW1A 0PW or emailed to hlresearchservices@parliament.uk.
