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## **'Forgotten Leaseholders'**

### **National residents group proposal for simpler legislation for Leasehold flat owners ignored by Law Commission**

Last year The Federation of Private Residents' Association (FPRA) responded to the Law Reform Consultation expressing concerns over a variety of areas of leasehold law requiring urgent reform to protect private sector leaseholders in a largely unregulated property management industry.

In a letter signed by Law Commissioner, Professor Elizabeth Cooke on 19th July she confirmed discussions with Government had indicated that other projects were considered to be of more pressing concern at present than the protection of long-leaseholders rights.

Bob Smytherman, Chairman - Federation of Private Residents' Associations said:

"As a non-profit national body representing the interests of flat dwellers and long leaseholders we had hoped the Coalition would have given more consideration to the needs of around 3 million flat dwellers, including some particularly vulnerable groups, such as those in the retirement leasehold sector."

"We believed our proposals represented a cross-section of the leasehold sector and were confident that they accurately reflected the views of leaseholders in England and Wales with many of the changes being achieved at minimal cost to government with substantial savings to every leaseholder in England and Wales.

## **Our proposals included:-**

Improving Legislation for Leaseholders  
Simplifying Legislation for Leaseholders  
Criteria Applied in the Law of Enfranchisement  
Inappropriate Design of Legislation  
Disability related improvements  
Excessive Insurance Commissions on Blocks of Flats  
Safety of Leaseholders funds held by managing agents/freeholders/others  
Deposit protection where funds are held by Financial Institutions  
Energy Efficiency / Green Deal

A summary of our Law Commission proposals to apply to England & Wales only – Eleventh Programme of Law Reform is attached along with the letter from Professor Elizabeth Cooke

Ends

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Notes to Editors:

The FPRA is a non-political, not-for-profit advice, support and lobbying organisation for our members who include private residential leaseholders, tenants' and residents' Associations and residential management companies as well as those companies where the leaseholders together own the freehold of their own residential block.

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