

Lesley Griffiths AC / AM  
Y Gweinidog Cymunedau a Threchgu Tlodi  
Minister for Communities and Tackling Poverty



Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref P-04-573  
Ein cyf/Our ref LG/05328/14

William Powell AM  
Chair Petitions Committee

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8

November 2014

Dear Bill

I refer to your letter of 30 October regarding Petition P-04-573 *Call on the Welsh Government to Investigate the Residential Leasehold System in Wales*. The petitioner has written in response to the previous Minister for Housing and Regeneration, Carl Sargeant AM.

The petitioner is correct in stating some cases involving ground rent increases as a result of rent review clauses within the lease are heard by the Upper Tribunal (Lands Chamber). This is the procedure for disputing decisions made by the Leasehold Valuation Tribunal. What we are forgetting here is these tribunals are the method by which unfair practices can be appealed against. This is where recourse can be obtained.

I have not yet found out what the revised levels of ground rent offered by Swansea Council to the residents of the Elba estate are. I sincerely hope sense is seen and the ground rents are set at a more reasonable and affordable level, which will hopefully avoid the need to travel down the route of resolution through the tribunal systems.

As the petitioner points out, the Leasehold Reform Act 1967 has been in existence for 47 years. This has allowed plenty of time for any problems to manifest, but this has not happened on the scale which has been mooted. The evidence of a widespread problem in Wales is simply not there.

The report from the Leasehold Advisory Service will be made available to all Assembly Members once the final version has been received.

Regards  
Lesley

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