

Response ID ANON-AXTS-DTKT-Q

Submitted to Reforming the leasehold and commonhold systems in England and Wales
Submitted on 2022-02-13 20:11:08

1. Leasehold and Commonhold reform

1 What is your name?

Name:
John Myers

2 What is your email address?

Email:
secretary@londonforum.org.uk

3 Are you responding as an individual or on behalf of an organisation?

Organisation

5. Leasehold and Commonhold reform

1 What is the name of your organisation?

Org name:
The London Forum of Amenity and Civic Societies

2 What is your organisation?

Charity
Please Specify:

6. Leasehold and Commonhold reform

1 Please describe your organisation's purpose in relation to this consultation.

Other (please specify)

Please Specify:
The London Forum of Amenity and Civic Societies represents over 100 amenity and civic societies in London

9. Leasehold and Commonhold reform

1 Do you want to answer consultation questions on leasehold reform?

Yes

10. Leasehold reform - The non-residential limit for collective enfranchisement

1 Do you agree or disagree that increasing the non-residential limit for collective enfranchisement from 25% to 50% would make it easier for leaseholders to buy their freehold?

Agree

2 Do you support or oppose a 50% non-residential limit for collective enfranchisement?

Strongly support

If Strongly support or Support - What are the benefits of increasing the non-residential limit for collective enfranchisement from 25% to 50%? (Max 500 words):

We agree with the benefits described above.

If Strongly oppose or Oppose - What are the challenges or dis-benefits, of a 50% non-residential limit for collective enfranchisement? (Max 500 words) :

3 If you were to benefit from a new 50% non-residential limit, would you buy your freehold?

Not a leaseholder

4 If you answered No or Not sure to the above question, please select all relevant reasons for your answer?

Other (Please Specify):

5 Are there any individuals, organisations or types of properties that you believe should be exempt from the proposed increase in the non-residential limit to 50%?

No

If Yes - Please set out what type of individual, organisation or property should be exempt. Please provide information on the following: a. Why you think they should be exempt, providing evidence where possible; and b. the criteria for how an exemption would work in practice (Max 500 words) :

11. Leasehold reform - Individual freehold acquisitions

1 Do you support or oppose a 50% non-residential limit for individual freehold acquisitions?

Neither support nor oppose

If Strongly support or Support - What are the benefits of a 50% non-residential limit for individual freehold acquisitions? (Max 500 words) :

If Strongly oppose or Oppose - What are the challenges or dis-benefits of a 50% non-residential limit for individual freehold acquisitions? (Max 500 words):

2 What are the potential impacts of introducing a 50% non-residential limit for individual freehold acquisitions?

(Max 500 words):

12. Leasehold reform - Mandatory leasebacks

1 Do you agree or disagree that mandatory leasebacks to landlords as part of the collective enfranchisement process will reduce the cost of purchasing a freehold?

I don't know

2 Do you support or oppose mandatory leasebacks to landlords as part of the collective enfranchisement process?

Neither support nor oppose

If Strongly support or Support - What are the benefits of mandatory leasebacks as part of the collective enfranchisement process, on the presumption of a 50% non-residential limit? (Max 500 words) :

If Strongly oppose or Oppose - What are the challenges or dis-benefits of mandatory leasebacks as part of the collective enfranchisement process, on the presumption of a 50% non-residential limit? (Max 500 words) :

13. Leasehold reform - The non-residential limit in right to manage claims

1 Do you agree or disagree that increasing the non-residential limit for the right to manage from 25% to 50% meets Government's aims of addressing the historic imbalance of rights between freeholders and leaseholders?

Agree

2 Do you support or oppose a 50% non-residential limit for right to manage claims?

Strongly support

If Strongly support or Support - What are the benefits of increasing the non-residential limit for right to manage from 25% to 50%? (Max 500 words) :

If Strongly oppose or Oppose - What are the challenges or dis-benefits, of a 50% non-residential limit for right to manage? (Max 500 words):

14. Leasehold reform - Right to manage company voting rights

1 Do you agree or disagree that right to manage company voting rights should be amended to ensure leaseholders continue to have effective control of decisions?

I don't know

2 Do you support or oppose capping the total votes allocated to landlords in right to manage companies to one-third of the total votes of qualifying tenants (Law Commission's Option 3)?

Neither support nor oppose

If Strongly support or Support - What are the benefits of capping the total votes allocated to landlords in right to manage companies to one-third of the total votes of qualifying tenants? (Max 500 words) :

If Strongly oppose or Oppose - What are the challenges or dis-benefits, of capping the total votes allocated to landlords in right to manage companies to one-third of the total votes of qualifying tenants? (Max 500 words):

15. Leasehold and Commonhold reform

1 Do you want to answer consultation questions on commonhold reform?

Yes

16. Commonhold reform - Voting rights for shared ownership properties

1 Do you support or oppose that, where Shared Ownership providers are liable for paying for repair and maintenance during the 'Initial Repair Period' of a new Shared Ownership lease, they should have the right to vote on matters relating to these works and their costs?

Strongly support

If Strongly support or Support - What are the benefits of allowing Shared Ownership providers the right to vote on matters relating to the works and costs for which they are responsible during the "Initial Repair Period"? (Max 500 words):

If Strongly Oppose or Oppose - What are the challenges or dis-benefits of allowing Shared Ownership providers the right to vote on matters relating to the works and costs for which they are responsible during the "Initial Repair Period"? (Max 500 words):

2 Do you support or oppose that, where Shared Ownership providers wish to delegate this right over decision-making to the shared owner, they should be able to do so?

Strongly support

[If Strongly Support or Support] What are the benefits of allowing Shared Ownership providers to delegate this right over decision-making to the shared owner? (Max 500 words) :

If Strongly Oppose or Oppose - What are the challenges or dis-benefits of allowing Shared Ownership providers to delegate this right over decision-making to the shared owner? (Max 500 words) :

17. Commonhold reform - Home buying and selling

1 What should be the maximum fee (£) for issuing a Commonhold Unit Information Certificate (CUIC)?

151 - 200

Other (Please Specify)(£):

Why do you think your chosen maximum fee is most suitable? (Max 500):

2 Do you support or oppose a sanction on the commonhold association that no fee is payable, if the deadline for the CUIC's provision is missed?

Strongly support

If Strongly support or Support - What are the benefits of placing a sanction on the commonhold association that no fee is payable, if the deadline for a CUIC is missed? (Max 500 words):

If Strongly oppose or Oppose - What are the challenges or dis-benefits of placing a sanction on the commonhold association that no fee is payable, if the deadline for a CUIC is missed? (Max 500 words):