



**Department for Levelling Up,  
Housing & Communities**

Mark Chick  
Association of Leasehold Enfranchisement Practitioners  
The Workshop  
32-40 Tontine Street  
Folkestone  
Kent  
CT20 1JU

**Lord Greenhalgh**  
*Minister of State for Building Safety and Fire*

**Department for Levelling up, Housing and  
Communities**  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF

Tel: 0303 444 0000  
Email: [stephen.greenhalgh@levellingup.gov.uk](mailto:stephen.greenhalgh@levellingup.gov.uk)

[www.gov.uk/dluhc](http://www.gov.uk/dluhc)

Our Ref:17575220

13 June 2022

Dear Mark,

Thank you for your letter of 9 May about the Leasehold Reform (Ground Rent) Act 2022.

As I hope you can see through the Ground Rent Act, the Government remains committed to creating a fair and just housing system that works for everyone. The Ground Rent Act is the first part of our major two-part leasehold reform within this Parliament. We will publish accompanying guidance for enforcement officers and consumers and will continue to raise awareness within the media through our press office.

The next stage of our reform package will build on the Ground Rent Act and support for leaseholders to make homeownership cheaper, fairer, and more secure. Under the current system, too many leaseholders find the process for extending their lease or buying their freehold too complex, lacking transparency and prohibitively expensive.

We will reform the process of valuation that leaseholders must follow to calculate the cost of extending their lease or buying their freehold. We will abolish marriage value and prescribe rates for the calculations at market value, as well as introduce an online calculator, further simplifying the process for leaseholders and ensuring standardisation and fairness for all those looking to enfranchise. These changes to the enfranchisement valuation process will result in substantial savings for some leaseholders, particularly those with fewer than 80 years left on their lease. Our reforms to enfranchisement valuation also make sure that sufficient compensation is paid to landlords to reflect their legitimate property interests.

Through these reforms, the length of a statutory lease extension will increase to 990 years, from 90 years (for flats) and 50 years (for houses). Leaseholders will be able to extend their lease with zero ground rent on payment of a premium. We are committed to delivering the second phase of our major two-part leasehold reform within this Parliament.

Thank you again for your letter, and I would also like to take this opportunity to thank you and your members for your engagement on leasehold and commonhold reform.

Yours sincerely,

**LORD GREENHALGH**