

ALEP Directors' Report Tuesday 6 December 2022

After the challenges of the pandemic and a brief flurry of government activity, including the introduction of the Leasehold Reform (Ground Rent) Act 2022, we reach the end of what has been a relatively quiet time for the sector in terms of updates. There have been few new cases of note and tribunals remain online. We have welcomed and bid farewell to a number of ministers including Lord Greenhalgh, and have recently seen the return of Michael Gove to the department; it remains to be seen what lies ahead in this regard – can we expect a New Year announcement as we have witnessed in previous years?

That said, it is clear that 2022 has brought many challenges to our members; not only do we have the question of how and what to advise our clients in the face of the unknown, but we are all looking at increasingly turbulent economic times ahead.

Whatever is happening in the wider industry and the world at large, ALEP has continued to lead the way in this niche sector, facilitating networking and spreading best practice amongst its members. Our lecture and conferences have made a welcome return to an in-person format, and we have held three online sessions over the course of the year.

Members and guests travelled to Westerham for our golf day in September and, as usual, team ALEP ensured that the sun shone! The Seasonal Drinks Reception – always an ALEP highlight – is taking place tonight, and we look forward to raising a glass together.

Most significantly, ALEP turned 15 in 2022 and we launched the celebrations with a social media and video campaign, as well as an anniversary special in News on the Block, in which all our member firms appeared.

The highlight of ALEP's 15th was a Gala Dinner in the wonderful surroundings of Stationers' Hall. Anna Bailey, who founded ALEP with her brother, Alex Greenslade, passed on her written congratulations to the Association on the night and we are pleased to repeat this message at the end of this report. It is also fitting that we pay tribute to Alex this anniversary year, four years after his death.

We are proud that ALEP has continued to go from strength to strength; applications continue to arrive, and we are pleased that membership remains steady at 250+ firms and barristers, which represents around 1,000 practitioners.

Thank you to all of you who have attended ALEP events this year. As always, we are grateful to our sponsor, Kerry London, which has supported us for 11 years – and has just signed up for a further year's partnership. The relationship with Kerry London is more than simply financial, as our members also appreciate the professional service – and favourable rates – Kerry London offers not only in terms of insurance for enfranchisement, but also for Pi as well as construction, Right to Light and other essential insurance services.

The Association continues to be run by its board and executive and we are pleased to ratify changes to the Articles of Association, which having been approved by the directors and Advisory Committee, were circulated to all. These changes have been approved by the Advisory Committee and we plan to propose and adopt these at today's AGM.

We look forward to the continued success of ALEP in the year ahead. Planning is underway for our lecture in March, which will be supplemented by a number of online training sessions in the months ahead and before our annual conference in the Autumn. We are also pleased to have established a PR working group, the first meeting for which is in January, and a regional

members group, which will be taking the lead on regional training and events under the direction of ALEP HQ.

We are very proud of all Team ALEP has achieved in 2022 and extend our thanks to Clare, Courtney and Elle, who manage the day-to-day operations and events without fault. Our thanks also go to Liza Smith, who stepped down from ALEP earlier this year, as well as Lisa Carter who has taken up the reins.

Finally, ALEP's successes and achievements in this – and all its 15 years - would not have been possible without the continued support and loyalty of our members. By attending our events in person and online, participating in consultations and planning, and supporting the Association in so many ways, you continue to help us to take ALEP from strength to strength.

As we draw to a close, we would like to wish everyone all the very best and hope that 2023 brings success, happiness and continued good health.

John Midgley and Mark Chick
ALEP Directors

Anna Bailey – response to ALEP at 15

My late brother, Alex Greenslade, and I agreed back in 2005 that the leasehold enfranchisement sector could really do with a dedicated networking and training group. In 2007, with the support of both Peter Haler (then Chief Executive of the Leasehold Advisory Service) and an initial founding committee, we launched the Association formally at the Lease Conference in May 2007 and celebrated that evening on the Embankment's TS Queen Mary.

With plenty of support from the sector, this event was followed by our first conference held in the Rugby Room of the East India Club in November 2007 and the association quickly gained support from valuers, solicitors, managing agents and project managers specialising in the sector, with membership later extended to barristers. I am very proud that ALEP has developed from its early days focusing on training and networking and is now firmly at the forefront of the sector. I wish the Association every success in the future.

Anna Bailey

Founder and Director (2007 – 2021)