



Department for Levelling Up,
Housing & Communities

Lee Rowley MP

*Parliamentary Under Secretary of State for Local
Government and Building Safety*

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Our reference: 26648971

Mark Chick
Association Of Leasehold Enfranchisement
Practitioners Ltd
The Workshop
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14 August 2023

Dear Mark,

Thank you for your letter of 17 April to Rachel Maclean MP concerning the operation of Schedule 8 of the Building Safety Act 2022 and the issue concerning lease extensions of flats under the Leasehold Reform, Housing and Urban Development Act 1993. I am replying as this matter falls within my ministerial responsibilities. Please accept my apologies for the delay in responding to you.

I am grateful for you getting in touch and thank you for sharing your concerns. I am sorry to hear of the difficult position faced by leaseholders as a result of the interaction between the leaseholder protections in the Building Safety Act 2022 and lease extensions.

I want to assure you that the Government is committed to legislating to address this issue as soon as Parliamentary time allows.

We revised the guidance on GOV.UK on 21 April to be clearer on how the leaseholder protections are affected by lease extensions in response to the feedback provided by ALEP and other stakeholders. I hope this has been helpful, though I appreciate a legislative amendment is required to provide that extensions of qualifying leases are covered by the leaseholder protections in the Building Safety Act 2022.

Thank you again for writing.

Yours sincerely,

LEE ROWLEY MP