## Name: Brian Quinn

## Name of organisation: Private individual

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes they should be required to purchase the commonhold as it is in the interest of everyone that over time the whole block of owners come together to the same status.
(5) Yes

Comment:
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Flying commonholds

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Collateral
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:
Question 23:
Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

Question 46:
(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:
Question 48:
(1)
(2) Yes

Comment:
Question 49:
Yes
Comment:
Question 50:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
Question 51:
(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:
Question 54:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

Question 61:
(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

Comment: Not Answered

## Question 84:

Not Answered

Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

## Comment: Not Answered

[^0](2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

## Name: Debbie Davies

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes, agree. If they don't want to purchase a commonhold interest then they may wish to reconsider buying the property.
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment: This is difficult to answer, I think options should be available so the other leaseholders can take a decision which best suits their circumstances.

## Question 5:

(1) Other

Comment: This would work in large blocks of flats, but I live in a flat where there are three flats. I think the majority (over half or over two thirds) should agree in blocks of flats where there are less than say five flats.
(2) Yes

Comment:
Yes
(5)
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

## Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered

Comment:

## Question 20:

Not Answered

Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered

Comment:

Question 23:
Not Answered

Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) No

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

## Question 30:

Yes, I think it should be relaxed as it is just incurring extra cost. Commonhold associations should have a certain amount of freedom to choose how they want to run and look after their property.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

## Comment:

(2) I have no problem with renting either privately or to social tenants as long as those tenants do not disturb the people who own their flats within that block.

## Question 36:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) No

Comment:
(2) two thirds majority or two thirds of the people who vote (may be difficult to get two thirds majority if people won't vote)
(3)
(4)

Question 39:
(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) I think that could be an issue particularly if a single investor owns a majority of units.
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Yes
Comment:
Question 54:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Other

Comment: This may be appropriate in large blocks of flats but not necessarily in buildings where you have two or three flats.
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Yes
Comment:
Question 74:
Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered
Comment:
Question 83:
Not Answered
Comment:
Question 84:
Yes
Comment:

## Question 85:*

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Yes

## Comment:

(2)
(3) Yes

Comment:
(4) No

Comment:
(5)
(6) Not Answered

## Comment:

(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

## Comment: Not Answered

(2) Not Answered

[^1]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Not having to extend leaseholds in order to sell your property. I've just had to pay over £20k to extend my lease in order to sell and not be restricted to selling at auction or to a cash buyer. Gives individuals more of a say in the running of their building. Being a leaseholder is not a pleasant experience, I would not buy a leasehold property again.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: I think developers should be forced to use commonhold.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Not Answered

Name: Don Hale
Name of organisation: None

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6)

Comment:

## Question 5:

(1) No

Comment: Too high
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:
Question 24:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

Question 26:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

Question 28:
Not Answered
Comment:
Question 29:
Question 30:

## Question 31:

(1)
(2)

Question 32:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:
Question 35:
(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 47:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes
Comment:
Question 50:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

## Yes

Comment:

## Question 74:

Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

## Yes

## Comment:

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^2]Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

Question 92:
(1) Yes

Comment:
(2)

Question 93:
Question 94:
Question 95:
(1)
(2)
(3)

Question 96:
Question 97:
(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:
Any further comments

## Name: David James

## Name of organisation: none

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: There may be a need to consider vacant property where the leaseholder is either absent due to incapacity or deceased, as is often the case in leasehold units catering to seniors.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

## Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered

Comment:

## Question 20:

Not Answered

Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered

Comment:

Question 23:
Not Answered

Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 37:
Question 38:
(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes

Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

## Yes

Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

## Yes

Comment: Long term contracts with services such as insurance, cleaning, etc tend to mean that rates go up and up rather than being competitive.

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

Question 56:
(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

Question 61:
(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

Question 63:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) No

Comment: Caps on staircasing should be removed and all staircasing to $100 \%$ allowed.
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed
Comment:

## Question 69:

## Question 70:

Yes
Comment:

## Question 71:

Yes
Comment:

## Question 72:

## Question 73:

Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes

## Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

## Yes

## Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

## Comment:

[^3](2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

Question 91:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

Question 92:
(1) Yes

Comment:
(2)

Question 93:
Question 94:
Question 95:
(1)
(2)
(3)

Question 96:
Question 97:
(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:

Question 106:
(1)
(2)

Question 107:
Any further comments
Not Answered

Name: Mrs Julie Bryan

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^4]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: johnny levan-gilroy
Name of organisation: myself

## Question 1:

No
Comment: because i live in a block whether there are freeholders and leaseholders yet there is no difference it price upon sale. it is luck. yet those freeholders have all the say. its a completely un-justice, antiquated and feudal way of doing things and should be confined to history.

## Question 2:

## Yes

Comment: same goes. the law needs changing. people cant consent to if they should follow the law.

## Question 3:

## Yes

Comment: i couldnt agree more. freeholders interests are too entrenched and collective enfranchisement is the only way to combat this.

## Question 4:

(1) Yes

Comment: it this wasn't obligatory by law i would agree to this method of consent.
(2) Other

Comment: they shouldnt need to purchase.
(3) No

Comment: you shouldlnt need to pay for something that the market deems having no value in. my flat is same price as one in my block with freehold.
(4)
(5) Yes

Comment: yes because freeholders are incentivised to exploit their neighbours. its unfair. this should be taken out.
(6) (e) by any other means.

Comment: it shouldnt havent to be bought. all leaserholders deserve the right to a freehold of their building.

## Question 5:

(1) No

Comment: bar too high
(2) Other

Comment: i dont understand
No
(3 \& 4) this is unfair. they shouldnt have to pay. they are the only ones who can buy this therefore there aren't no markets.
(5)
(6) (e) in some other way.

Comment: they shouldnt have to pay if there is proof that the value isnt reflected the selling price. there is no price diference in my block for people who have freehold or leasehold. the only value is ground rent which this would abolish.
(7)

## Question 6:

Comment: dont know

## Question 7:

Other
Comment: dont know

## Question 8:

Other
Comment: dont know

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

## Comment:

## Question 10:

(1) Other (see below)
(2) i dont know
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

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(6) Not Answered

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(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

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## Question 73:

Not Answered

Comment: Not Answered

## Question 74:

Not Answered

Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

## Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
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Comment: Not Answered

[^5]
## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered
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## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Mariyam Zaman

## Name of organisation: N/A

## Question 1:

No
Comment: Its clear that freeholders have been obstructing the processes of RTM and collective enfranchisement. The FTT has, I think, had its terms of reference changed, unfairly so now it has a limited role in deciding these cases. Freeholders are aware of all the possible loopholes in the system and have the resources to fully export them. Leaseholders, on the other hand, have an uphill battle as this is not their full time job!! So please can the Law Commission come in and help level the playing field.

## Question 2:

Yes
Comment: Yes please. For one thing, its so hard to contact leaseholders of a building. I own a property in the Greenwich Millennium Village, London where the service charge has escalated from 2600 a year to about 7000 a year for the last 2-3 years! I live abroad and have no idea how to contact other leaseholders! Do I write to the concierge? No, he is employed by Rendall and Rittner the managing agents who are charging these huge sums, and will not wish to help at all.

## Question 3:

Yes
Comment: At least this will ensure service charges are kept in check.

## Question 4:

(1) Other

Comment: I am not sure about this $50 \%$ figure. I would trust LKP's take on this.
(2) Yes

Comment: Absolutely, when better sense prevails!
(3) Other

Comment: Sorry, not sure I understand this fully.
(4) I am sure he/she would not need much persuasion. Commonhold is good for all. The only reason it hasn't taken off is lack of awareness and a simplified process which does not allow the wretched freeholders and managing agents to thwart it at every turn.
(5) Yes

Comment: Yes please.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment: options (c) and (d) take away control from the flat owners, we really don't want that. Please close any loopholes that allow these investor sharks to view people's homes as lucrative investment avenues.

## Question 5:

(1) No

Comment: Please make this a lower percentage. A lot of owners who would be happy to consent would be clubbed under 'non-consenting leaseholders' due to various other reasons ... like being away, unable to be contacted due to hospital stay or staying with relatives or just not having the process explained properly to them. But I am sure many of the 'non-consenting leaseholders' would come on board in due course. It is in their best interest and as soon as they realize this they will wish to join the common hold. Its in the freeholders and managing agents' interests to convince you (Law Commission) otherwise.
(2) Other

Comment: Not necessarily. We want to get rid of freeholders who are nothing but parasites really. Please give our homes back to us!

Yes
(3 \& 4) Non consenting leaseholders stand to benefit from this. They should be required to pay. Much better than being stuck with ground rent for the rest of your life and uncontrolled service charge!!
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment: I'm not sure but the first option seems best to my non-specialist eye. However, if LKP or NLC say something else, I would support their suggestion over my own.
(7)

## Question 6:

Comment: Not sure

## Question 7:

Other

Comment: Not sure. Support LKP and NLC answer

## Question 8:

Yes
Comment: I think so.

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: It makes the flat more valuable, so lenders should be ok with it. Taking permission is just extra red tape for the leaseholder.

## Question 10:

(1) Option 1
(2) I say this tentatively but would support LKP and NLC answer
(3)

## Question 11:

Other
Comment: Please simplify the collective enfranchisement process. Leasehold Knowledge Partnership are bound to have detailed suggestions on this. Thank you.

## Question 12:

(1) Yes

Comment: This would be very helpful.
(2) Other

Comment: Not sure on this one. Please refer to LKP (Leasehold Knowledge Partnership)

## Question 13:

(1) Yes

Comment: I would think so.
(2) Other

Comment: Not Sure. I would support LKP on this and all other questions I am not sure about.

## Question 14:

Other
Comment: Not sure.

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
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Question 21:
(1) Not Answered

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(2) Not Answered

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(3) Not Answered

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## Question 22:

Not Answered
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## Question 23:

Not Answered
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## Question 24:

(1) Not Answered

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## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
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## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Question 31:
(1)
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## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 33:

(1) Not Answered

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(3) Not Answered
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## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment: We need a simpler process.

## Question 43:

(1) Yes

Comment: Absolutely
(2) Yes

Comment:
(3) Other

Comment: Not sure

## Question 44:

(1) Absolutely, it seems like a problem waiting to happen. Please plug this loophole.
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

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(4) Not Answered

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(5) Not Answered

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## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

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(2) Not Answered

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## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Not Answered

Comment:
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## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 60:

(1) Not Answered

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## Question 61:

(1) Not Answered

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Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
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## Question 64:

Not Answered

## Comment:

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

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## Question 70:

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Comment: Not Answered

## Question 71:

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## Question 72:

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## Question 73:

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## Question 74:

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## Question 75:

(1) Not Answered

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## Question 76:

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## Question 78:

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## Question 79:

(1) Not Answered
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## Question 80:

Not Answered

## Question 81:

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## Question 82:

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Comment: Not Answered

## Question 83:

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## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 86:

(1) Not Answered

Comment: Not Answered
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## Question 87:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
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## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Much needed. Flat owners paying hundreds of thousands of pounds to buy their property (flat or house) would be actual owners rather than a joke - which we leaseholders are. Imagine this we are RULED by the management company and their appointed debt
collector solicitors. EVEN if there is a resident management company in place it is the management company that rules and we leaseholders have to beg and scrape to have this work done or that fee reduced (the answer to the fee reduction is always an unequivocal NO ).

## Question 95:

(1) This would be for conveyancers to answer. However I would support the position of Leasehold Knowledge Partnership - for this and all other questions I could not answer.
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Hello, thanks for this opportunity. I would wholeheartedly support Commonhold. It would free us from the stranglehold of leases which are terribly skewed in favor of the management company and the freeholder.

Also for all the questions that I did not answer, I would support the position of Leasehold Knowledge Partnership.

## Name: Alex Quinn

Name of organisation: Private property owner

## Question 1:

No
Comment: The freeholder will not consent. There is only one other tenant and that is a shop on the ground floor.

## Question 2:

Yes
Comment: The freeholder will not consent. There is only one other tenant and that is a shop on the ground floor.

## Question 3:

No
Comment: No, The shop on the ground floor is greater than $25 \%$ of the overall floorplans. I would not be eligible.

## Question 4:

(1) No

Comment: I have a short lease, which is now crippingly expensiveto extend.
(2) Yes

Comment:
(3) Yes

Comment: This is hard to say. My neighbour is a chain of shops, who have a lease on the ground floor A1 shop. It may not be part of their business plan to commit to long term ownership of a commercial premises. A lease may suit them more. However, it cannot be a deciding factor in disallowing eligibility for the private residence above to convert to Common-hold.
(4) No, Purchasing the common-hold of a commercial premises, is way beyond the financial scope of an ordinary homeowner. I am the only the only other tenant in the building, so I could not share the cost burden of commercial premises, with others, in order to secure common-hold for myself.
(5) No

Comment: The qualification should be abandoned for simplicity.
(6) (e) by any other means.

Comment: I am unsure. I refer to my previous answer re being the only other leaseholder in the building and that the non- consenting leaseholder is a commercial premises, which has a very high value.

## Question 5:

(1) Other

Comment: My only neighbour in the building is a commercial property. We would both represent $50 \%$ of the leaseholders.
(2) Not Answered

Comment: Not sure.
Not Answered
(3 \& 4) Unsure
(5)
(6) Not Answered

Comment: Unsure
(7) Unsure

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

## Comment:

## Question 7:

Other
Comment: Not relevant to my position.

## Question 8:

Other
Comment: Unsure. My neighbour is a commercial unit who may well have a lease of less than 21 years.

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Other (see below)
(2) Am I a qualifying tenant? Yes I represent $50 \%$ of the leaseholders in the building, but $25 \%$ of the floor-space is used commercially.
(3) The only other tenant is a commercial shop. It is not conceivable to have to purchase the common-hold of a shop, or ask external parties to do so, in order to secure commonhold of my own home.

## Question 11:

No
Comment: My only other neighbour might not agree.

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment: Unsure

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

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## Question 19:

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## Question 20:

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## Question 21:

(1) Not Answered

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Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Yes

Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

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## Question 27:

Not Answered

## Question 28:

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Comment: Not Answered

## Question 29:

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## Question 30:

Not Answered

## Question 31:

(1) Not Answered
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## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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## Question 34:

(1) Not Answered

Comment: Not Answered
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## Question 35:

(1) Not Answered

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## Question 36:

(1) Not Answered

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## Question 37:

Not Answered

## Question 38:

(1) Not Answered

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## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
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## Question 47:

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## Question 48:

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## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

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## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment: Not Answered
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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Other

Comment: We have no shared costs
(2) Not Answered

Comment: n/a
(3) $n / a$
(4) $n / a$

## Question 57:

(1) Not Answered

Comment: n/a
(2) Not Answered

Comment: n/a
(3) Not Answered

Comment: n/a
(4) Not Answered

Comment: n/a

## Question 58:

(1) Not Answered

Comment: n/a
(2) Not Answered

Comment: n/a
(3) Not Answered

Comment: n/a
(4) Not Answered

Comment: n/a
(5) Not Answered

Comment:
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## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 60:

(1) Not Answered

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## Question 61:

(1) Not Answered

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## Question 62:

Not Answered

## Question 63:

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Comment: Not Answered
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## Question 64:

Not Answered
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## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

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(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

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## Question 68:

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## Question 69:

Question 70:
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## Question 71:

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## Question 72:

## Question 73:

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## Question 74:

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## Question 75:

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## Question 76:

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## Question 78:

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## Question 79:

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## Question 80:

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## Question 81:

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## Question 82:

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## Question 83:

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## Question 84:

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Comment: Not Answered

## Question 85: ${ }^{*}$

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## Question 86:

(1) Not Answered

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## Question 87:

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Comment: Not Answered
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## Question 88:

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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 94:

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## Question 95:

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## Question 96:

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## Question 97:

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## Question 98:

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## Question 99:

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## Question 100:

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## Question 101:

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## Question 102:

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## Question 103:

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## Question 104:

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Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Stella Ryan

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

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## Question 5:

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## Question 6:

Comment: Not Answered

## Question 7:

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## Question 8:

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## Question 9:

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## Question 10:

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## Question 11:

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## Question 12:

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## Question 13:

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## Question 14:

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## Question 16:

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## Question 20:

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## Question 25:

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## Question 31:

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## Question 33:

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## Question 34:

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## Question 37:

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## Question 38:

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## Question 39:

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## Question 40:

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## Question 41:

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## Question 42:

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## Question 44:

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## Question 46:

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## Question 47:

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## Question 48:

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## Question 49:

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## Question 51:

(1) Not Answered
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## Question 52:

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## Question 53:

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## Question 54:

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## Question 56:

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## Question 57:

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## Question 58:

(1) Not Answered

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 83:

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## Question 84:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 89:

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## Question 91:

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## Question 92:

(1) Not Answered

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## Question 93:

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## Question 94:

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## Question 95:

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## Question 96:

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## Question 97:

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## Question 98:

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## Question 99:

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Question 100:
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Question 101:
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## Question 102:

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## Question 103:

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## Question 104:

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## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold has to be better than the awful leasehold, please help..thank yo

## Name: Stephen Bonney

## Name of organisation:

## Question 1:

Yes
Comment: needs to be "either / or" not "both / and"

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Not Answered

## Comment.

(6) (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the nonconsenting leaseholder's lease; and/or

Comment:

## Question 5:

(1) Yes

Comment:
(2) Not Answered

Comment:
Yes
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

## Yes

Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

No
Comment: no only to the extent that the current legislation requires notices to be drawn up in exact legal form so that freeholder can have collective enfranchisement application
thrown out for drafting errors (which happened in our block) and due to 12 month rule everything then invalidated. therefore at the moment the system works that if freeholder can pick one hole in any one notice the whole process fails. requirements need to be relaxed in this respect.

## Question 12:

(1) Yes

Comment: as freeholders use this
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

cost of freehold needs to be capped at $10 \times$ ground rent

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

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## Question 27:

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## Question 39:

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## Question 40:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment:
(2) Yes

Comment:
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## Question 57:

(1) Yes

Comment:
(2) Yes

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(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:
(5) Not Answered

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Not Answered

Comment:
(9) no not if the reserve fund has all the protections previously referred to. the funds therefore needs to be protected against a rogue Board pillaging for current expenditure
(10) Not Answered

Comment:

## Question 59:

(1) Yes

Comment:
(2) there should be limitations

Comment: where existing leaseholds have \%ages already agreed as to the split for each flat/sub-unit for the leasehold service charges, then these \%ages should retain in the commonhold. this would likely apply to all conversions. otherwise (esp. if your $50 \%$ proposal takes effect) the largest $50 \%$ of flats (with likely weighted larger contributions under the leasehold) have incentive to convert to commonhold, then change to equal shares thus shafting all the smaller flats.
new commonholds - should have flexibility to decide on establishment.

## Question 60:

(1) Not Answered

Comment:
(2)
(3) yes this is reasonable
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Yes

Comment:
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(6) Not Answered

## Comment:

## Question 62:

Not Answered

## Question 63:

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## Question 64:

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## Question 65:

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## Question 66:

(1) Not Answered

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(3) Not Answered

Comment:
(4) Yes

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) No

Comment:
(3) Other

Comment: should be mandatory when the $100 \%$ is reached

## Question 68:

Other
Comment: Im sure that various exceptions can be devised for good community structures.
what is needed to address the egregious issues which have arisen in recent years is the following provisions:-

1) ground rent in any new residential long leasehold to be capped at $£ 1 / \mathrm{sq} \mathrm{ft}$ annum (NOT index linked)
2) in any existing lease any existing ground rent which does not comply with the above cap, from a specified date given by the Act of Parliament implementing these reforms; the lease contract to be amended by law to substitute the ground rent in the existing lease with the ground rent given by 1) above

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

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## Question 72:

Question 73:
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## Question 84:

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## Comment: Not Answered

## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 89:

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## Question 91:

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## Question 92:

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## Question 98:

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Question 103:
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## Question 104:

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Question 105:
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Comment: Not Answered

## Question 106:

(1) Not Answered
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Question 107:
Not Answered

## Any further comments

Not Answered

Name: Roy Chapman
Name of organisation: n/a

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

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Comment: Not Answered

## Question 3:

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## Question 5:

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Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^10]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

As a leaseholder of a shared ownership property since May 1997, I am unhappy about the hideous and extortionist costs to obtain the freehold. which my wife and I could never afford. We are both in our late seventies.

## Name: Aisling Rollason

## Name of organisation:

## Question 1:

No
Comment: I believe that freeholders should not be overly protected. The freeholder/leaaseholder relationship is archaic and individuals should be entitled to purchase the freehold (or equivalent) even if the whole does not want to. For example, own a leasehold flat currently. I believe I should be able to convert to common hold even if the other flat owners do not want to do this.

## Question 2:

## Yes

Comment: In the cases of flats, particularly where I live in Birmingham, it would be almost impossible to ever have unanimous consent as the owners of flats are landlords often letting them through companies with very little to do with the management of the flat at all. Therefore it is difficult to contact all owners within a large block and would be hugely cumbersome and unfair to the owner occupiers who are engaged in the management of their buildings.

## Question 3:

No
Comment: I do not believe that at least half of the leaseholders should be required to participate as this does not provide rights to individual leaseholders. It should either be a lower proportion of leaseholders or individual leaseholder should be able to purchase the freehold for their individual unit.

## Question 4:

(1) Other

Comment: This should be fewer than $50 \%$ of leaseholder, otherwise it will be unecessarily cumbersome and will restrict the pace of change.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes they should.
(5) Yes

Comment:
(6) (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the nonconsenting leaseholder's lease; and/or

Comment: It is unfair to ask consenting leaseholders to pay for the non-consenting leaseholders fees as this may then change it from an afordable option to a toally unaffordable option for the leaseholder.

## Question 5:

(1) No

Comment: This is far too high a number, especially when so many owners of flats are absent landlords.
(2) Yes

Comment:
Yes
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

Comment:

## Question 7:

No
Comment: This is overbudrensome for the average owner occupier who wishes to convert. It needs to be simplified and there cannot be the curren ttribunal charges in order to convert. It just isn't feasible and average people who own their flats will be unable to convert.

The process needs to be simple and cheap. The average individual should be able to understand and follow the process. The complexity of this consultation highlights that the authors do not realise the importance of simplifying the process if it is to actually lead to
change. There is a real threat that the option to convert exists but is so tedious, complex and expensive that no-one feels that they can actually do it which is currently the case with the self management of flats. The option is there but it is in reality very difficult to organise and implement.

## Question 8:

## Yes

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2)
(3) Ultimately if conversion is to be encouraged it needs to be simple with as few barriers as possible. Conversion is a positive thing and it should be encouraged as far as possible with mechanisms for those who cannot afford to convert right now to do so in the future. If these mechanisms are in place then it could be done with fewer than $50 \%$ of leaseholders.

## Question 11:

No
Comment: Freeholders will rarely consent to this and collective enfranchisement is too difficult for leasholders to follow at the moment. It needs to be simpler and easier for leaseholders to do when the freeholder does not agree. Freeholders should be forced to convert if a leaseholder asks and is willing to compensate them.

## Question 12:

(1) Yes

## Comment:

(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Yes
Comment:

## Question 15:

The freeholder should not have a choice in essence if a leaseholder is willing to compensate a "fair" amount. The freeholder should not be able to determine this amount this should be determined by an independent party. It is still too difficult for leaseholders to follow through with conversion if the freeholder refuses.

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered

Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

## Question 30:

It should be as the "owners" are really just people who own their homes. The homes just happen to be flats. Making it too onerous will make people reluctant to buy flats and will harm the property price with fewer prospective buyers. It is essential to remember that ordinary individuals own flats on a leasehold basis and shouldn't have more hassle than someone who owns their own house.

## Question 31:

(1)
(2)

## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

Question 39:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

Question 42:
Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered

Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes or potentially the previous level plus a set amount e.g. $2 \%$ or a rate linked to inflation.
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) No

Comment:

## Question 58:

(1) Yes

Comment: Reserve funds are essential. It should make up a set amount of yearly contributions.
(2) Yes

Comment:
(3) No

Comment: There should be a minimum level. It could be set to a proportion of the overall expenditure e.g. at least $5 \%$ each year should be in a reserve fund until a certain level is reached. when it dips below that level the $5 \%$ starts again.
(4) Other

Comment: They should be compulsory with minimum levels of input made standard. There is otherwise the risk of large bills to individuals which may bankrupt them.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) Perhaps in some, limited circusmtances but this fund should be protected.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) there should be limitations

Comment: There should be a limited \% each year which is put into a reserve fund.

## Question 60:

(1) Yes

Comment:
(2)
(3) No. It needs to determine how much internal space is utilised by a unit e.g. my current service charge is lower because I have my own front door and don't use any of the internal facilities, electricity or lighting etc. that the other flats own. The service charge is dictated by which services I use. It also needs to take into account number of bedrooms as well as size.
(4) No. It needs to determine how much internal space is utilised by a unit e.g. my current service charge is lower because I have my own front door and don't use any of the internal facilities, electricity or lighting etc. that the other flats own. The service charge is dictated by which services I use. It also needs to take into account number of bedrooms as well as size.

## Question 61:

## (1) Not Answered

Comment:
(2)
(3) Other

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Yes
Comment:

## Question 65:

No

## Comment:

## Question 66:

(1) Not Answered

## Comment:

(2) No

Comment: The leaseholder should be able to buy the freehold whenever they want to if they have the funds.
(3) No

Comment: This seems very unfair - they still have to pay the charges so should be able to question them.
(4) Yes

Comment:

## Question 67:

(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Other
Comment:

## Question 71:

Other
Comment: Lease-based home purchase plans should not be allowed.

## Question 72:

## Question 73:

Not Answered
Comment:

## Question 74:

Not Answered
Comment:

## Question 75:

(1) No

Comment:
(2) No

Comment:

## Question 76:

Not Answered
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Not Answered
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered

## Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

[^11]Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Yes

Comment:
Question 87:
(1) Yes

Comment:
(2) Not Answered

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)

Question 91:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

A huge amount. It will empower current leaseholders and remove the ridiculous situation that someone owns their own flat but has little control over it. It will also help current leaseholders to prevent ridiculously high service charges and have more control over their homes.

## Question 95:

(1) I spent a huge amount of time reading my lease before purchasing my flat and use it when needed to challenge the stupidly high service charge calculations which I seem powerless to prevent despite the management company spending my money stupidly.
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

Question 100:

## Question 101:

## Question 102:

Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:
Any further comments
Not Answered

Name: Michelle Baharier

## Name of organisation: N/A

## Question 1:

Other
Comment: the percentage of leaseholders should just mean 100\% transfere

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) I am dyslxic and need face to face to do this as the questions are complex
(5) No

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment: I am dysxlic I need help to fill out this consulation

## Question 5:

(1) No

Comment:
(2) Other

Comment: the lease holders willing to take on the common should have them
Other
(3 \& 4) by the ones who do but by making a possabilety from the owner to buy at a later date
(5) I think there should be a goverment fund with no interst to or part loan and grant to give self detmination
(6) (e) in some other way.

Comment: No intest allowed as many people would have already payied well over the oddds for bad works
(7) its complex

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3) I am a disable person and thhis is a usless consolation I need face to face supout to do this

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
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## Question 39:

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## Question 40:

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## Question 41:

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## Question 42:

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## Question 43:

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## Question 44:

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## Question 45

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## Question 46:

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## Question 47:

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## Question 48:

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## Question 49

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 54:

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## Question 55:

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## Question 56:

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## Question 57:

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## Question 58:

(1) Not Answered

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 66:

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## Question 67:

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## Question 85:*

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 94:

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## Question 95:

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## Question 97:

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## Question 98:

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## Question 99:

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## Question 100:

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## Question 101:

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## Question 105:

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Comment: Not Answered
Question 106:
(1) Not Answered
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## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Carolyn Kimble

## Name of organisation: Private

## Question 1:

Other
Comment: Suggested in certain circumstances where freehokder is unreasonably withholding consent and owns other property, a type of compulsory purchase is recommended othetwisevtjis practice will continue.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: Too limited. Create a differrnt commonhold structure and break up freehold so individual leaseholders can take up common hold unit if they wish. Needs a more complete overhaul.

## Question 4:

(1) Other

Comment: Yes - but still believes should be to create a different structure to enable moving towards freehokd for all owners
(2) Yes

Comment:
(3) Yes

Comment:
(4) If necessary
(5) Other

Comment: Yes, but shpuld be subject to leasehold rent control.
(6) (c) by a third-party investor, who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or (e)by any other means.

Comment:

## Question 5:

(1) No

Comment: Too high
(2) Yes

Comment:
Not Answered
(3 \& 4) Not sure
(5) Government should finance and operate as a bank with strict limits on the interest rate spread
(6) Not Answered

Comment:
(7) Not sure at this stage

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

## Yes

## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

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## Question 14:

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## Question 34:

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## Question 36:

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## Question 37:

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## Question 38:

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## Question 39:

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## Question 41:

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## Question 42:

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## Question 44:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 56:

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## Question 57:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 64:

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## Question 65

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## Question 66:

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## Question 67:

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## Question 68:

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## Question 80:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 89:

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## Question 91:

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## Question 92:

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Question 105:
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Comment: Not Answered

## Question 106:

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## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Jack Murray

## Name of organisation:

## Question 1:

Yes
Comment: With \#2 only.

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
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## Question 4:

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## Question 5:

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## Question 6:

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Question 10:
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## Question 11:

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(1) Yes

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## Question 58:

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## Question 67:

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(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^14]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Lorraine Jimenez
Name of organisation: N/A

## Question 1:

No
Comment: Mixed use schemes are common in the city centres whereby there are shops. cafes and gyms in the ground floor areas many of which make up $25 \%$ or more of the space. The $25 \%$ rule on non-residential premises for qualifying criteria is wrong. This would exclude so many leaseholders from moving to a better system and would also encourage developers to exploit this exemption my making sure all their new developments have $25 \%$ or more commercial space.

## Question 2:

Yes
Comment: In practice, it is almost impossible to obtain the agreement of all leaseholders in all but the
smallest blocks especially where the flats have been bought as investments and are rented out. Unanimous consent in all but the smallest of blocks is practically impossible.

## Question 3:

Other
Comment: I have concerns that this would exclude shared ownership leaseholders? I would agree that all leaseholders living in the building, whether shared ownership or not, should be eligible to participate. I don't agree that Limited Companies or faceless investors that have bought several flats in a building to rent out should be eligible to participate in the decision process.

## Question 4:

(1) Other

Comment: I don't know enough about this to be able to give an informed reply.
(2) Yes

Comment: I think they should be given the right to change their mind and purchase the commonhold at a later date.
(3) Other

Comment: I don't know enough about this to be able to give an informed reply.
(4) I dont understand the question
(5) Yes

Comment: If a lease needs to be granted for any reason then I believe it should be for a minimum term of 999 years. 99 year and 125 year leases should be banned
(6)

Comment: I don't know enough about this to be able to give an informed reply.

## Question 5:

(1) Other

Comment: I don't know enough about this to be able to give an informed reply.
(2) Other

Comment: I don't know enough about this to be able to give an informed reply. Other
(3 \& 4) I don't know enough about this to be able to give an informed reply.
(5) I don't know enough about this to be able to give an informed reply.
(6) Not Answered

Comment: I don't know enough about this to be able to give an informed reply.
(7) I don't know enough about this to be able to give an informed reply.

## Question 6:

Comment: I don't know enough about this to be able to give an informed reply.

## Question 7:

Not Answered
Comment: I don't know enough about this to be able to give an informed reply.

## Question 8:

Not Answered
Comment: I don't know enough about this to be able to give an informed reply.

## Question 9:

Not Answered
Comment: I don't know enough about this to be able to give an informed reply.

## Question 10:

(1) Not Answered
(2) I don't know enough about this to be able to give an informed reply.
(3) I don't know enough about this to be able to give an informed reply.

## Question 11:

No
Comment: The freeholder should not be given the option to refuse to consent

## Question 12:

(1) Yes

Comment: Yes, this would prevent freeholders stalling to voice the process
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered

Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 22:
Not Answered
Comment:
Question 23:
Not Answered

Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Question 27:
Question 28:
Yes
Comment:
Question 29:
Question 30:
Question 31:
(1)
(2)

## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Yes

Comment: Something to prevent the Airbnb phenomen would be helpful
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

Question 39:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

## Comment:

(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 44:
(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

## Comment:

## Question 53:

## Yes

Comment: QLTA with social housing freeholders have meant 10 year contracts, negating leaseholders rights to get competitive quotes or put forward their own contractor, no incentive for freeholder to keep down costs because their management fee is a percentage charged on top of the contractors cost and this has resulted in an $800 \%$ increase in cyclical works in the case of a block owned by our housing association freeholder

## Question 54:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

Question 61:
(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Other
Comment: Shared ownership leaseholders should not be excluded from having their leases converted to commonhold

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Other

Comment: Shared ownership leaseholders should have the same statutory rights as other leaseholders
(4) Not Answered

Comment: Shared ownership leaseholders should have the same statutory rights as other leaseholders regardless of staircasing to 100\%. At current prices in London and other large cities, a cast majority of shared ownership leaseholders will never reach $100 \%$ so this rule would make it unfair on them.

## Question 67:

(1) Not Answered

## Comment:

(2) No

Comment: Shared ownership leaseholders should have the same statutory rights as other leaseholders and their leases converted to commonhold even if they only own a $50 \%$ share
(3) Not Answered

Comment: Shared ownership leaseholders should have the same statutory rights as other leaseholders from the outset

## Question 68:

Other
Comment: I dont know enough to comment on this

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment:

## Question 74:

Not Answered

Comment:

## Question 75:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Not Answered
Comment:
Question 79:
(1) Not Answered
(2)

Question 80:
Question 81:
Question 82:
Not Answered
Comment:

## Question 83:

Not Answered

Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

Comment:
(2) Not Answered

## Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)
(3) Not Answered

## Comment:

(4) Not Answered

## Comment:

(5)
(6) Not Answered

## Comment:

(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

[^15]Comment:
(2) Not Answered

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

I believe the reform will be positive for existing owner of commonhold units because once this form of tenure becomes the norm, it will make it easier and clearer for everyone.

## Question 94:

There are many advantages and I have listed those which are clear to me below:
No risk of forfeiture
No them and us between leaseholders and Freeholders
Ownership and control of building management decided by the owners with no third party making decisions for us

No wasting asset which depreciates sale value
No costly lease extensions required
Standard rules and regulations making it easier all around rather than various different leases and the need for leasehold specialist lawyers

More flexibility as decisions are agreed by the owners for example when a supplier is under-performing and the ability to change supplier as needed agreed by owners

## Question 95:

(1) I don't know enough about this to be able to give a professionally informed reply but I can imagine the time spent currently sifting through the various leases and all the restrictive covenants and dealing with disputes must be hugely time consuming and costly.
(2) My views are that much time and money will be saved
(3) I grew up in Spain where my parents still live. All flats are commonhold and this works very well indeed. Owners can choose to employ a management company but their contract is reviewed and can be terminated for non performance. This ensures a high standard of performance as their is a risk to them of losing the contract otherwise.

## Question 96:

In our experience, the different lease terms within all the buildings owned by our freeholder causes massive issues where the freeholders themselves argue over the terms of our leases and we have to fight to demonstrate they are wrong! There are so many different leases and variations even within one building as the lease terms are often changed when leases are extended etc. A much simpler commonhold with one set of rules and regulations would eliminate all the stress and cost involved in these disputes. In my particular case, I paid a lawyer for 2 years to deal with negligence of the freeholder to carry our obligations as per the terms of the lease. The lawyers letters were ignored and my our only option was to go to FTT. With the risks and costs involved in that, we decided not to and this is something that Freeholders take advantage of. They often have the ability to pay expensive lawyers and then pass on the costs to leaseholders via the service charges as this is allowed in the lease!

## Question 97:

(1 \& 2) I dont have personal experience of this but I am familiar with cases where the leases had no ground rent and then when they were extended, the housing association freeholder had inserted the controversial doubling ground rent clause. This made the property almost impossible to mortgage, remortgage and sell causing the leaseholder to be stuck
(3) I believe costs will be reduced with Commonhold

## Question 98:

We have been fighting Service Charge disputes as far back as 2011/2012 when our MP had a meeting with the CEO. Nothing has been resolved and we are still having meetings with our MP and he is still having meetings with the CEO in 2019 fighting the same battles of ever escalating service charges, charges for works not carried out or carried our poorly etc Our MP said he had seen evidence of fraud and told residents to report to the police. Residents should not have to keep fighting these battles which are against our human rights to peaceful enjoyment of our homes. The impact on our mental health is sever and in some cases, fatal. With Commonhold, it would be in the residents interests to get the
work carried out by competent workmen at the best price and having the freedom to make our own decisions as agreed at the residents AGM meetings. Residents would also be able to vote in or vote out those residents on the committee.

## Question 99:

## Question 100

## Question 101:

## Question 102

## Question 103:

## Question 104

## Question 105

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Leasehold provides an attractive income stream which is infinite. Developers will carry on building leasehold unless they are prohibited from doing so and FORCED to use commonhold as a tenure for flats.

## Question 106:

(1) 1. Leasehold is far too lucrative financially for developers and ground rent investors/freeholders who use it as a never ending income stream with much higher returns than other investments.
2. Abolish leasehold as a tenure for flats and enforce developers to use commonhold
(2)

## Question 107:

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.

Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

Name: Kieron

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

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## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

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(5) Not Answered

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Comment: Not Answered
(8) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
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Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

No
Comment:

## Question 66:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

No, an exception is not needed
Comment:

## Question 69:

Question 70:
No
Comment:

## Question 71:

No
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered

## Comment: Not Answered

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered
Comment:

## Question 85:*

(1) Not Answered

## Comment:

[^16](2) Not Answered

Comment:

## Question 86:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

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(6) Not Answered

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(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
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## Question 91:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
(4) Not Answered
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Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

## Not Answered

## Any further comments

I strongly support the outright banning of all types of leased properties, which limit social mobility by not only retaining the assests of those individuals and organisations in a position to already own property but actively work against it by transfering wealth upwards from those who do not own a freehold propety to those already in a privilidged position in the form of the leasehold purchase and additional ground rent and fees.

Retaining any system of leasing is therefore a state mechanism for limiting social mobility and allowing the wealthy to retain wealth over a sustained period of time at the expense of others.

I also strongly support the introduction of a mechanism which allows current leasholders (where they own an entire building/land to sky) to take ownership of a property. For instant if a lease is 100 years then a freehold purchase for $£ 1$, scaling to say 5 years or less a purchase for $90 \%$ of the freehold sale value.

## Name: Richard Miller

## Name of organisation: None

## Question 1:

## Yes

Comment: A simple majority of leaseholders (i.e. more for than against) should be sufficient for conversion rather than an absolute majority ( $50 \%$ or more of the leaseholders). Otherwise, most blocks will have no chance of converting, due to a large proportion of leaseholders either ignoring the proceedings or proving impossible to contact, particularly if they are based overseas.

If a simple majority is all it takes to win an election, this ought to be a sufficient standard for governing a building.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment: A simple majority would be even better.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Keeps things simple - moves the whole building towards commonhold.
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: This is an absurdly high bar to action.
(2) Yes

Comment:
Yes
(3 \& 4) (3) yes
(4) Default option: a charge for the consenting leaseholders as well
(5) Responsible lenders-e.g. banks or building societies
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment: a) is by far the simplest to administer. The charge should never be a substantial fraction of the value of a qualifying lease - it isn't worth the bother of adjusting it.
(7) Top priority, to ensure the solvency of the commonhold association, ensuring that it can afford to maintain the property and protect the interests of other lenders with charges.

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment: Keep it simple - switch people to the new system and avoid grandfathering arrangements.

## Question 7:

No
Comment: The threshold should be lower - a tribunal seems reasonable only when similar numbers of leaseholders vote for and against conversion. Otherwise, the bar to action is too high.

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: The process needs to be made as seamless as possible in order to give commonhold any chance of achieving wider adoption.

## Question 10:

(1) Option 1
(2) Out of the two, option 1 is better, but a simple majority would be better still.
(3) See previous answers.

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Commonholders should be able to opt out of these requirements if they collectively decide to do so, if they are satisfied with the management of the building and they wish to reduce their administrative costs.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) No, the directors of the commonhold association should not be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

Question 42:
Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) No

Comment:
(3) Yes

Comment:
Question 44:
(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 47:
(1) Yes

Comment:
(2) Yes

Comment:
Question 48:
(1)
(2) Yes

Comment:
Question 49:
Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

No
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

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(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

## Comment: Not Answered

[^17](7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

## Question 95:

(1)
(2)
(3)

## Question 96:

Question 97:
(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:
Any further comments
Not Answered

## Name: Michael Cox

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or

Comment:

## Question 5:

(1) No

Comment: The percentage of qualifying leaseholders should be lower at around 65-70\%
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or (3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

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## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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## Question 44:

(1) Not Answered
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## Question 45

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
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## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

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(4) Not Answered

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## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered

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## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

Comment: Not Answered
(4) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

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(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
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## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

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## Question 70:

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## Question 71:

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## Question 72:

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## Question 73:

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## Question 74:

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## Question 75:

(1) Not Answered

Comment: Not Answered
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## Question 76:

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## Question 77:

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## Question 78:

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## Question 79:

(1) Not Answered
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## Question 80:

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Question 81:
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## Question 82:

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Comment: Not Answered

## Question 83:

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Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
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## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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[^18]Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 88:

(1) Not Answered

Comment: Not Answered
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## Question 89:

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## Question 90:

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## Question 91:

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(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
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## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered
Question 106:
(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Belinda Jimenez

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

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## Question 5:

(1) Not Answered

Comment: Not Answered
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(3 \& 4) Not Answered
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## Question 6:

Comment: Not Answered

## Question 7:

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## Question 8:

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Comment: Not Answered

## Question 9:

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Comment: Not Answered

## Question 10:

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## Question 11:

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## Question 12:

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## Question 13:

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## Question 14:

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## Question 15:

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## Question 16:

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## Question 17:

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## Question 18:

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## Question 19:

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## Question 20:

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## Question 21:

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## Question 22:

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## Question 23:

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## Question 24:

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## Question 25:

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## Question 26:

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## Question 27:

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## Question 28:

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Comment: Not Answered

## Question 29:

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## Question 30:

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## Question 31:

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## Question 32:

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## Question 33:

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## Question 34:

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## Question 35:

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## Question 36:

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## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
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## Question 51:

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## Question 85: ${ }^{*}$

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## Question 87:

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## Any further comments

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Commonhold contains bespoke provisions which cover every aspect of management.
In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control
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Name: Sally Blues

## Name of organisation:

## Question 1:

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## Question 87:

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## Question 88:

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Name: Anne Cooper

## Name of organisation:

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Comment: Not Answered

## Question 79:

(1) Not Answered
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## Question 80:

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## Question 81:

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## Question 82:

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## Question 83:

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## Question 84:

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## Question 85: ${ }^{*}$

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## Question 86:

(1) Not Answered

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## Question 87:

(1) Not Answered

Comment: Not Answered
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[^21]Comment: Not Answered
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## Question 88:

(1) Not Answered

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## Question 89:

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## Question 92:

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## Question 97:

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## Question 98:

## Not Answered

## Question 99:

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## Question 104:

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## Question 105:

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## Question 106:

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(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to
the history books.

Commonhold contains bespoke provisions which cover every aspect of management.
In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control
themselves

## Name:

Name of organisation: Private citizen

## Question 1:

Other
Comment: A single leaseholder should be able to trigger a conversion to commonhold title. They would have to pay the attendant fees themselves, if they were to go down this route. This would ensure maximum conversion of properties from leasehold title to commonhold title. I believe that such a conversion is in the public interest and should be facilitated by making such conversion as easy as possible for leaseholders.

## Question 2:

## Yes

Comment: It's extremely difficult to get unanimous consent on anything. If unanimous consent be made a precondition to conversion of a leasehold interest to a commonhold interest, then conversion will be made extremely difficult for most and impossible for many.

## Question 3:

Other
Comment: Not entirely sure that I understand the proposal. If you are saying that only the applicants for conversion should receive a conversion of their title and that other flat owners within the relevant building must stay on leasehold, then I do not agree. All holders of leasehold title in a property should have their title converted to commonhold irrespective of how whether they participated in the collective enfranchisement or not.

## Question 4:

(1) No

Comment: A single leaseholder should be able to trigger a conversion to commonhold title irrespective of what percentage they constitute. This would ensure maximum conversion of properties from leasehold title to commonhold title. I believe that such a conversion is in the public interest and should be facilitated by making such conversion as easy as possible for leaseholders.
(2) Yes

Comment: No leaseholder should lose the right of conversion purely because they chose not to participate in the original application. Furthermore, the procedure for dealing with subsequent applications by leaseholders, who were initially non-consenting, should be streamlined, as a precedent has already been set by the initial applicants.
(3) Yes

Comment: I agree. Furthermore, the application process by which non-consenting leaseholder purchases their commonhold should be made as inexpensive and easy as possible.
(4) Yes. Without question. This would ensure a quicker conversion of all properties from leasehold to commonhold. It would also remove uncertainty for the buyer, who would know all the costs up front.
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: It needs to be kept simple and low costs, otherwise it poses an unfair barrier to entry to leaseholders from less affluent backgrounds. If they use a company, they get the benefit of limited liability. In any case, applicants should be required to take out insurance as part of the conversion process, as they will become jointly and severally liable for injuries to third parties, which occur on the common areas of the property.

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5) A government owned bank set up for the purpose. The bank's profits could be reinvested in social housing schemes or other public realm projects such as cycle lanes, cycle parking etc.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment: I'd prefer to keep it at a fixed amount to make it as easy for the non-consenting leaseholder as possible. If it is to be interest bearing, it should not be punitive and the interest should go to a government bank set up for the purpose with a requirement that any profits go to public realm projects.
(7) This charge should rank first. It will incentivise the banks to push commonhold ownership, as they won't want their mortgages to rank behind the charge. If the banks are pushing it, commonhold title will replace leasehold title a lot quicker.

## Question 6:

## Comment:

## Question 7:

No
Comment: Those wishing to convert (with less than unanimous consent) should be able to so without having to go before any Tribunal. This just increases the cost and the barrier to entry.

## Question 8:

No
Comment: All leasehold titles should convert to commonhold upon conversion irrespective of the length of the lease. People should not be disadvantaged simply because they have a short lease.

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: The system needs to make as easy as possible. The more forms and consents involved, the higher the barrier to entry particularly for those less affluent consenting leaseholders.

## Question 10:

(1) Other (see below)
(2) $50 \%$ is way too high. Commonhold title is in the public interest and needs to be facilitated as much as possible. $20 \%$ is more than enough. As I said in my opening comment, a single leaseholder alone should be able to trigger conversion.
(3) Allow any one or more leaseholders to undertake a conversion of the title. Finance could be provided by a government-run bank. All profits of the government-run bank could be invested in public realm projects.

## Question 11:

No
Comment: Conversion to commonhold should be a right. The freeholder should have no right to refuse. Otherwise, it prevents an unacceptable barrier to entry for less affluent consenting leaseholders.

## Question 12:

(1) Other

Comment: There shouldn't be a need for consent. Commonhold conversion should be a right. If there is to be a requirement for consent, then yes, the consent should not lapse.

## (2) Other

Comment: Leaseholders should not be able to withdraw their consent. They may be excused from the application process and remain a leaseholder with a charge on their title. However, their consent for the purposes of an statutory percentage requirement should stand.

## Question 13:

(1) Yes

Comment:
(2) Other

Comment: The consenting leaseholders should not require consent of the lender. On conversion to commonhold, the mortgage should automatically transfer onto the commonhold title and the charge for non-consenting leaseholders should automatically be placed on their title in front of any other charges. This process needs to be made super easy. HM Land Registry could charge a fee to cover its providing notice to charge holders that there had been a conversion leasehold interest to commonhold. The holder of a mortgage over the leasehold interest of a non-consenting leaseholder should not be able to increase the interest rate or levy any other charge in the event that its mortgage move down the ranking of charges.

## Question 14:

Yes
Comment: With a company, they have limited liability. As an association, they don't. So there needs to be a procedure by which they automatically take out insurance, which is automatically renewed each year as a precondition to their getting the commonhold conversion. Otherwise, they could find themselves jointly and severally liable for huge costs in the case where a high net worth individual be killed or injured on property.

## Question 15:

## Question 16:

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## Question 30:

The most important thing is not that they be required to take out adequate insurance rather that they actually take it out. To that end, any requirements need to include a process by which adequate insurance be taken out on conversion and renewed automatically each year.

## Question 31:

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## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) How about last year's contributions adjusted by the base rate? I think if you allow them to stagnate without any change, then you could end up with underfunded associations.
(4)

## Question 57:

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## Question 85: ${ }^{*}$

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## Question 87:

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## Any further comments

Leasehold ownership allows freeholders (landlords) to have their cake and eat it too. It is fundamentally unfair. Commonhold should not be an alternative to leasehold ownership. It should replace it and become the requirement for all new housing developments and blocks of flats. Furthermore, the legislation should be retrospective ie. any development not completed by the time the Act gets royal assent and which has been structured as leasehold, must be restructured as commonhold.

Name: Nicola Etchells

## Name of organisation:

## Question 1:

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## Question 2:

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Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

Question 100:
Question 101:

## Question 102:

## Question 103:

## Question 104:

Question 105:
(1) Not Answered

Comment:

## Question 106:

(2)

## Question 107:

## Any further comments

As a leaseholder currently stuck in a situation where I was mis-sold a leasehold property (with help to buy) by people who didn't understand it themselves. Told I was able to buy the free hold after being in the house for 2 years for approximately $£ 5000$ from the deleveloper. However 2 monghs after moving in the leasehold was sold on from morris to aviva (managed by mainstain), after a year I questioned how much this would cost and being quoted $£ 12000$ plus legal fees (both mine and theirs) I could buy the leasehold with convents which would mean I still don't have full freedom on my property.

The leasehold fee is currently $£ 350$ pa which is approx $0.002 \%$ of my house value higher than mortgage companies are willing to borrow against, renders my "help to buy" house unsellable and costly. This will increase which rpi every ten years which means it could still double.

Obviously we are realistic we want commonhold conversion on the property (or structured process to enfrishment so the cost of leasehold purchase (which would give full freedom on the house) so we could buy the freehold for a realistic value like $10 \times$ ground rate)

I'd also like to see more regulation on the sale of leasehold properties as these are essentially a financial service but these were not sold to us as such.

If this was explained to me at the outset I WOULD NOT HAVE PURCHASED THIS HOUSE!

Similarly estate management fees need to also be regulated as these are also increasing and a problem for free hold houses.

## Name: James Dow

## Name of organisation:

## Question 1:

## Yes

Comment: Both flat owners ( one up, one down )wish to convert from leasehold to common hold.

## Question 2:

Yes
Comment: Leaseholders are difficult to deal with, and demand money for simply responding to correspondence. It costs $£ 55.00$ just to get a quote on a lease extension.

## Question 3:

No
Comment: I think the option to convert should be open to all leaseholders.

## Question 4:

(1) Yes

Comment: At least 50\%.
(2) Yes

Comment: Only fair.
(3) Yes

Comment: Only fair.
(4)
(5) Yes

Comment: Sounds fair.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

No

Comment: The freeholder should consent, or be forced to hand over the lease to leaseholders.

## Question 12:

(1) Yes

Comment: Stops delaying tactics.
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment: Make it legal.
(2) Yes

Comment:

## Question 14:

Yes
Comment: Close the loopholes.

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered

Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

Comment: Not Answered

## Question 84:

Not Answered

Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

## Comment: Not Answered

[^24](2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

Name: James Driscoll (Professor)
Name of organisation: Self-employed

## Question 1:

Yes
Comment: I think that the proposal for an enfranchisement claim prior to the conversion is sensible.

I wonder though if many participating leaseholders would want to go to the additional expense of converting to commonhold after an enfranchisement claim when such claims can often be complicated.

## Question 2:

## Yes

Comment: The current unanimity requirement has meant that in practice it is virtually impossible for such conversions to take place.

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment: A very sensible suggestion though I have my doubts as how many groups of leaseholders will think it worthwhile to go the trouble and expense of converting to commonhold.
(4) Very sensible proposal.
(5) Yes

Comment:
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment: This is similar to the principle that a majority of leaseholders can vary leases in the face of opposition
(2) Yes

Comment:
Yes
(3 \& 4)
(5) I have no particular view of this save to repeat the point that I doubt if many leaseholders will be interested in converting to commonhold.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7) No views

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment:

## Question 7:

Yes
Comment: Provided that the FTT has the resources to take on this (and other) additional jurisdiction.

## Question 8:

Yes
Comment:

## Question 9:

No, it should not be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2) It is a simpler way to proceed.
(3) Nothing to add.

## Question 11:

Yes
Comment: The fairest way to proceed in my view.

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

## Comment:

## Question 14:

## Yes

Comment:

## Question 15:

As stated above, I doubt if many leaseholders will be interested in going to the trouble and expense of converting. This may change over the years if commonhold becomes more widely used.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment: A well-balanced recommendation after considering alternative approaches.
(2) Not Answered

Comment: I am not in favour of these proposals adopting the reasoning in the consultation paper.
(3) No.

## Question 18:

(1) Yes

Comment: Keep it simple!
(2) Not applicable

## Question 19:

Exclusive
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment: Important to have independent scrutiny.

NB how will the FTT cope with this additional jurisdiction?

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment: This may help developers who might otherwise be sceptical about whether they will have sufficient powers.
(2) Very sensible proposals.

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

None that I can think of.

## Question 28:

## Yes

Comment: Should be an important safeguard against a developer who wished to retain rights after the last unit has been sold.

## Question 29:

I have always considered that these are sensible rules.

## Question 30:

I am not convinced that this is necessary. Many leaseholders own their freehold through the medium of a company and I do not think that the current company law rules are difficult to apply.

## Question 31:

(1) None that I'm aware of.
(2) Not that I am aware of but my experience of CVAs is very limited.

## Question 32:

(1) Yes

Comment: Court or tribunal?
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment: I have limited experience with insolvency matters.
(2) None that i am aware of.
(3) Yes
(4) Limited experience of insolvency matters.

## Question 34:

(1) No

Comment: In principle, unit owners should continue to be liable for the costs incurred by or on their behalf.
(2) Yes

Comment: As above

## Question 35:

(1) Yes

Comment: Such a local rule can be changed later should the unit owners for the time being want the power to let.
(2) No views on 1 on 2 I agree that the restrictions can only be imposed by social landlords.

## Question 36:

(1) Yes

Comment: I have little experience of event fees.
(2) Yes

Comment:
(3) None that I can think of.

## Question 37:

I favour the view that there should be no such restrictions.

## Question 38:

(1) Yes

Comment: I think it should be left to the particular commonhold development and not prescribed.
(2) Yes, a majority but in some cases the commonhold may have adopted higher thresholds for some rules.
(3) No, I think these matters are for the commonhold and the unit owners for the time being.
(4) Again I would leave this for the particular commonhold.

## Question 39:

(1) Other

Comment: I don't see much point in not including the mandatory provisions in the CCS.
(2) Yes, the directors of the commonhold association should be under such a duty

Comment: A modest and reasonable charge could be made for this.

## Question 40:

Yes
Comment: A very sound proposal.

## Question 41:

None that I can think of.

## Question 42:

Yes
Comment:

## Question 43:

(1) No

Comment: In such a case the unit holders should consider terminating the commonhold.
(2) No

Comment: As above
(3) No

Comment: As above.

## Question 44:

(1) This may also be an issue or a problem with residential leaseholds.
(2) No, it is also open to a unit holder(s) to apply to the court if the CCS or the legislative provisions are broken, subject to the duty to consider mediation.

## Question 45:

(1) I have no experience with this.
(2) I cannot help with this question.

## Question 46:

(1) Yes

Comment: Sensible provision.
(2) Yes

Comment: This is the position, ithink, with some residential leaseholds.
(3) None that I am aware of.

## Question 47:

(1) Yes

Comment: Reasonable charges could be levied for this.
(2) Yes

Comment: Seems like an obvious obligation to me.

## Question 48:

(1) I do not know. I suspect that if there is a demand such insurance would become available.
(2) Yes

Comment:

## Question 49:

Yes
Comment: This may encourage more unit holders to become directors.

## Question 50:

(1) Yes

Comment: This might help resolve disputes over proposed works.
(2) Yes

Comment:
(3) No

Comment: I'm not convinced that this is necessary as unit holders can chose to have higher standards when they are considering works.
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3) Not sure
(4) Not sure

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment: it has proved to the case that the restrictions on long-term agreements have beeneaslity evaded by landlords.

## Question 54:

(1) Yes

Comment: Some such contracts might be 'frustrated'. Such contracts might anyway be unenforceable against the commonhold association.
(2) Yes

Comment: An established period.
(3) Not Answered

Comment: N/A

## Question 55:

I have no experience of this with leasehold properties.

## Question 56:

(1) Yes

Comment: A sensible provision and a big improvement over the position with most leasehold developments.
(2) Yes

Comment: $75 \%$ might lead to a paralysis in the planning of expenditure.
(3) Yes
(4) Surely another proposed level could be recommended?

## Question 57:

(1) No

Comment: I would leave this to the local rules of the particular commonhold.
(2) No

Comment: As above
(3) No

Comment: It should be dealt with as a change to a local rule. There is no need to involve the FTT.
(4) Yes

Comment: Leaseholders can challenge service charges even after they have paid them. This proposal is more simple and practical.

## Question 58:

(1) Yes

Comment: I'm not clear why this is not already a requirement.
(2) Yes

Comment: An obvious provision.
(3) Yes

Comment: No other comments.
(4) No

Comment: They should seek the approval of the unit holders.
(5) Yes

Comment: An important feature of a unitholder's rights.
(6) Yes

Comment: Very sensible proposal.
(7) No

Comment: I'm not sure as a balance must be struck between protecting advance payments against the legitimate interests of creditors.
(8) No

Comment: No need to involve the tribunal if a majority of the unit holders support the change.
(9) No, this leads it open to abuse.
(10) Yes

Comment: A very sensible suggestion.

## Question 59:

(1) Yes

Comment: A very sensible suggestion.
(2) each commonhold should have total flexibility

Comment: In principle this should be left to the local rules of the particular commonhold.

## Question 60:

(1) Yes

Comment: I think that this is similar to the current provisions in the CCS.
(2) There should be a high threshold if contributions are to be altered as some unit holders may face higher contributions.
(3) Yes, I think that this standard practice with leasehold properties.
(4) Yes, though my experience with commercial developments is limited.

## Question 61:

(1) Yes

Comment: I've no experience of commonhold conveyancing.
(2) As above!
(3) Yes

Comment: Very sensible proposal.
(4) Yes

Comment: Should lead to fewer disputes.
(5) I do not feel in a position to comment on this.
(6) CUIC should be amendable

Comment: But only in limited circumstances.

## Question 62:

Yes, it probably will be particularly until such time as lenders become more familiar with commonhold.

## Question 63:

(1) Yes

Comment: Useful way of raising capital.
(2) No

Comment: I think that there should be unanimity.

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment: I believe that this could be done by regulations to the existing legislation.

Shared ownership is an essential part of new developments.

## Question 66:

(1) Not Answered

Comment:
(2) Yes

Comment: The shared owner will be responsible for paying charges and will, presumably, be living in the unit.
(3) Yes

Comment: Allowing service charge challenges could undermine a commonhold.
(4) Yes

Comment: I think it would be rare for a shared owner to hold $100 \%$ of the equity in the unit.

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment: But with the right to take a commonhold interest in the unit?
(3) Yes

Comment: As above!

## Question 68:

Yes, an exception is needed
Comment: My experience of these is limited.

## Question 69:

No, but the Islamic form of mortage must also be considered.

## Question 70:

Other
Comment: I've little knowledge of home purchase plans.

## Question 71:

## Yes

Comment: It could be impossible for a commonhold to operate if it cannot easily recover its costs from unit holders.

## Question 72:

I have no experience of these transactions.

## Question 73:

Yes
Comment: A good way of discouraging unnecessary disputes.

## Question 74:

Yes

Comment: In line with the Commission's enfranchisement and new lease consultation.

## Question 75:

(1) No

Comment: Depending on the remit of the ombudsman this should be available for all commonholds.
(2) No

Comment: I think it essential that all commonholds become members of the ombudsman scheme.

## Question 76:

## Yes

Comment:

## Question 77:

No, the procedure should not be transferred to a pre-action protocol.
Comment: This should be kept as simple as possible.

## Question 78:

No
Comment: The FTT does important work mainly in landlord and tenant disputes.

Wherever possible, disputes should be dealt with by mediation. Applying to the courts should be a last resort.

## Question 79:

(1) No, the CCS should not include such a provision
(2) I would leave that to the individual local rules of a commonhold.

## Question 80:

No, I am firmly of the opinion that the FTT should have little role or no role with commonholds. Commonholds are not landlord and tenant matters.

## Question 81:

As stated above I do not think that the FTT should have a role with commonholds.

## Question 82:

Other
Comment: I don't think the FTT should have a role in commonhold.

## Question 83:

No, the commonhold association should not be provided with enhanced powers.
Comment: Not clear what these enhanced powers could be.

## Question 84:

No
Comment: Leave it to the particular commonhold.

## Question 85:*

(1) No

Comment: As above
(2) Yes

Comment:

## Question 86:

(1) Yes

Comment: Seems fair to me.
(2) no view on this.
(3) Yes

Comment: This would be consistant with current provisions on sales of properties and fairer to all concerned.
(4) Yes

Comment: Fixing the minimum amount will be challenging.
(5) I'll 'pass' on the first question and on the second the court should consider whether there are any other ways in which the debt could be paid. Also, does the unitholder concerned have a history of arrears, such as to warrant a sale?
(6) No

[^25]Comment: I'm not sure that this will be needed in most cases. Surely the CA will be able to sell the property?
(7) Yes

Comment:
(8) Yes

Comment: Though their rights may be limited particularly if they have an assures shorthold tenancy.

## Question 87:

(1) Yes

Comment: But there should be safeguards for the minority.
(2) Yes

Comment:
(3) I agree that all of these factors should be included.
(4) I have no view on this.
(5) Yes

Comment: Yes, the courts have the requisite experience for such matters.

## Question 88:

(1) Yes

Comment: An essential provision in terms of fairness.
(2) Yes

Comment:
(3) Yes

## Comment:

## Question 89:

(1) Yes

Comment: Very sensible proposal.
(2) What is their position as their 'landlord' will have lost its commonhold unit?

## Question 90:

(1) Yes

Comment: Essential if lenders are to take an interest in commonhold.
(2) Yes

Comment: An obvious provision.
(3) Yes

Comment: I entirely agree on the grounds of fairness.
(4) Very much a question for lenders and their advisors!

## Question 91:

(1) No

Comment:
(2) Yes

Comment:
(3) No

Comment: Should lie with the court as with other such applications.
(4) These matters should be dealt with by the court and guidance on the exercise of their powers should be given.
(5) I consider that these matters should be dealt with by the court.
(6) Yes

Comment:
(7) One for valuers, I think.

## Question 92:

(1) Yes

Comment: Fair and sensible
(2) I have no relevant experience of such matters.

## Question 93:

If these proposals lead to more interest in commonhold this will be to the advantage of existing commonholds as eventually a commonhold market will develop.

## Question 94:

1. Freehold ownership of a unit, not time-limited.
2. No external landlord.
3. Prescribed documentation.
4. A democratic management system .
5. A far simpler system that residential leaseholds.
6. The use of mediation and a non-adversarial system.

## Question 95:

(1) I am not a conveyancer but I have in my professional career (in private practice and as a Judge on the FTT) seen some poorly drafted leases. As there is a standardisation of documents and one set of rules for a commonhold the conveyancing costs should be far less than they are for leaseholds (where it is undertaken competently).
(2) Same as above, in principle, a simpler conveyancing system whether the solicitor is acting for the seller or the purchaser.
(3) As a former academic I have become familiar with the systems in other countries. I have worked in a number of law schools in the USA and have seen how 'commonhold' systems work so successfully .

## Question 96:

I have seen this in both my work in practice and on the FTT. I have no statistics on this.

There is no doubt in my mind that interpreting the standard CCS and carefully considering the local rules of the particular commonhold is far simpler than leases.

## Question 97:

(1 \& 2) My experience suggests that this is very common but I have no figures.
(3) No doubt at all.

## Question 98:

Such costs can easily increase. Expenses collection in commonhold is in principle far simpler that it is for residential leases.

## Question 99:

I cant help with forfeiture but the proposals for a CA seeking a sale is a much fairer and simpler way of proceeding.

## Question 100:

The FTT does an excellent job in dealing with landlord and tenant disputes but I do not consider that it is a suitable forum for commonhold disputes.

## Question 101:

I am against the FTT being involved. If it will be I wonder if it will be given the resources to deal with these additional jurisdictions.

## Question 102:

As I said above there are many advantages with commonhold.

## Question 103:

I have no information on this.

## Question 104:

I have no experience of this.

## Question 105:

(1) Even if these proposals are adopted, developers will not be willing to use commonhold unless Government introduces financial incentives for them to do so, either directly by offering financial incentives for the developers, or indirectly, by offering incentives for purchasers of commonhold units.

Comment: Essential to the future success of commonhold are the provision of financial and planning incentives and a 'sunset clause' that is a date after which no new leaseholds can be developed.

## Question 106:

(1) The main reason for poor update has been developers who quite understandably prefer to stick to a system that then know well, one which may be additionally financially rewarding where they sell off the freehold reversion.

Govt needs to promote commonhold and this coupled with proposals to ban ground rents and providing for long lease terms my make the residential leasehold form of development less attractive.

Lawyers will need education on commonhold and how it affects conveyancing.
(2)

Question 107:
I have no view on this.

## Any further comments

A very thorough consultation.

Good luck with the work.

Name: Pete Ward
Name of organisation: Not applicable

## Question 1:

No
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

No
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

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(8) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
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## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)
(3) Not Answered

Comment:
(4) Not Answered

## Comment:

(5)
(6) Not Answered

## Comment:

(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

[^26]Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered
(5) Not Answered
(6) Not Answered

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(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

Name: Gavin Buckley
Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6)

Comment:

## Question 5:

(1) No

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

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## Question 14:

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## Question 15:

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## Question 16:

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## Question 17:

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## Question 18:

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## Question 19:

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## Question 20:

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## Question 21:

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## Question 22:

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## Question 23:

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## Question 24:

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## Question 25:

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## Question 26:

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(2) Not Answered

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## Question 27:

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## Question 28:

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Comment: Not Answered

## Question 29:

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## Question 30:

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## Question 31:

(1) Not Answered
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## Question 32:

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Comment: Not Answered
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## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
(3) Not Answered

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## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
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## Question 46:

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Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 47:

(1) Not Answered

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## Question 48:

(1) Not Answered
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## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
(3) Not Answered

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(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

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(8) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

Comment: Not Answered
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(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered

## Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

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## Question 73:

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Comment: Not Answered

## Question 74:

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Comment: Not Answered

## Question 75:

(1) Not Answered

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## Question 76:

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Comment: Not Answered

## Question 77:

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Comment: Not Answered

## Question 78:

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Comment: Not Answered

## Question 79:

(1) Not Answered
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## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
(4) Not Answered

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(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^27]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

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## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
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(6) Not Answered

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(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Nick Matthews

## Name of organisation:

## Question 1:

No
Comment: I think a single leaseholder (where there is but one less) should also be entitled to a share of the freehold without the freeholder's consent.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: I think a single leaseholder (where there is but one less) should also be entitled to a share of the freehold without the freeholder's consent.

## Question 4:

(1) No

Comment: I think a single leaseholder (where there is but one less) should also be entitled to a share of the freehold without the freeholder's consent.
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Not Answered

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:
Question 10:
(1) Not Answered
(2)
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## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
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## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
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## Question 48:

(1) Not Answered
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Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

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(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
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(9) Not Answered
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Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 61

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
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## Question 64:

Not Answered
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## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
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## Question 67:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

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Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
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## Question 76:

Not Answered
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## Question 77:

Not Answered
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## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^28]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered
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Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Lucas Burchard

## Name of organisation: n/a

## Question 1:

## Yes

Comment: Freeholder has a much greater bargaining power in relation to leaseholder. Ultimately, any property lease is a "take it or leave it" arrangement, with very limited set of obligations placed on the freeholder.

## Question 2:

## Yes

Comment: There may be many reasons why someone might object entering into commonhold - this, however, should not hinder the rights of those who would be interested in becoming commonholders. To do otherwise would hold current leasoholders "hostage" to both freeholder and other leaseholders.

## Question 3:

Other
Comment: The precise answer would depend entirely on what eligibility criteria were ultimately agreed on. Criteria which are too onerous may prevent many (potentially) interested leaseholders from pursuing commonhold.

## Question 4:

(1) No

Comment: This will introduce an element of speculation, where people might initially oppose to such conversion in the hope of getting some form of assistance further down the line. An option to change one's mine, however (from opposing to agreeing to conversion) should always be open.
(2) Yes

Comment: Further assurance in respect of how price of such purchase would be calculated should be in place - otherwise leaseholders will be in a position to dictate whatever prices they see fit, with no legal recourse for leaseholders to challenge such valuations.
(3) Yes

Comment:
(4) No, no-one should be forced to make such a purchase, as individual circumstances differ, and there are other considerations in this matter, not only financial ones (how do you propose to compel a leaseholder to enter into a contract and pay for the privilege as well?)
(5) Yes

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (c) by a third-party investor, who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or (e) by any other means.

Comment: One would assume that privately arranged financing might an option at least for some shareholders. Depending on the governments policy whether or not to actively encourage commonholdings, measures such as tax breaks could be offered further down the line.

## Question 5:

(1) Other

Comment: I am not sure what the risks to freeholders would be of having block of flats with a mix of leaseholds and commonholds. I would lean towards not forcing weaker party in this entire venture to act in a way which might be disadvantageous to them.
(2) No

Comment: That would leave non-qualifying tenants and shared ownership leaseholders much worse off (e.g. should shared ownership shareholders wish to sell their property, but were unable to sell them owing to onerous restrictions as outlined above)

Yes
(3 \& 4) Charge via means-tested, reasonable rent.
(5) Local councils for provision and both non-consenting leaseholders and commonholders
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment: All the above options seem reasonable, provided private individuals do not end up with one-off bills they cannot possibly pay (unless some form of government-supported mortgage (or similar financial product) was available for those willing to go ahead with the purchase)
(7) It should follow the priorities in the similar manner as liabilities are satisfied when a business is declared bankrupt: the government, shareholders (to a certain level), creditors (to a certain level), etc.

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

## Comment:

## Question 7:

## Yes

## Comment:

## Question 8:

Other
Comment: For leases <21 years leaseholder should be asked how they wish to proceed. Decision to remain a leaseholder or to enter into commonhold will have consequences with reference to subsequent sale of the property or passing it on as inheritance

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2)
(3) A system similar to buy-to-let, with free market mortgages underpinned by government guarantees.

## Question 11:

No
Comment: Depends whether the freeholder is an institution or a private individual. The former have more financial clout and can be compelled to certain actions - given the inequity between e.g. individual shared owner vs. housing association

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) No

Comment: This dilutes the entire idea of commonhold - with additional securities commonhold will become leasehold by another name

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2) Enumerate who is responsible exactly for what, so that various parties to the contract can be held responsible for its satisfactory fulfilment. These will differ from property to property, e.g. if there is a lift in the building, should people living in ground floor flats be made to pay for its ongoing maintenance and repairs?

## Question 17:

(1) Yes

Comment: A standard, "catch-all" (as much as possible) set of rules for management structures should be available for ready adoption, applicable in more straightforward circumstances.
(2) Other

Comment: I do not know what these models are.
(3) Is it not possible to - while transferring the ownership of individual flats to new commonholders - retain the existing freeholder as the manager and care taker for the entire property (paid for via service charge)?

## Question 18:

(1) Other

Comment: no opnion
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment:
Question 21:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2) Yes.

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

This would allow for all parties to make observations, comments and lodge complaints/appeals, should the need arise. This period should not be unreasonably long, e.g. up to 6 months

## Question 30:

Yes, absolutely - ultimately they are not in the business of making money and they do not owe duty of care to anyone other than commonhold associations' members.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2) In cases where through negligence, collusion or fraud the association was made to be wound-up. Responsibility in such cases would rest squarely on association members.
(3) Yes
(4) E.g. who is disqualified from participating in re-instated association (and for how long); ultimately the interests and well-being of the majority of commonholders should be the court's prime consideration (esp. in financial terms)

## Question 34:

(1) Yes

Comment: Except in cases of fraud, in which case any indebtedness ought to be the responsibility of those convicted of such fraud
(2) No

Comment: A matter for courts to decide on an individual basis and merits of the case

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

No
Comment:

## Question 43:

(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) Yes, and that is why significant decisions, especially ones with financial consequences, should be made by general assembly of sorts, so that no one person would enjoy excessive right over the rest
(2) Yes to 1-4

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) No

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) No

Comment:
(2) No

Comment:
(3) Not Answered

Comment:

## Question 53:

Yes
Comment: Collecting ever-increasing service charge for works which do not seem to have taken place and not obtaining a "sign-off" confirming that alterations, repairs, maintenance have been done to schedule, on budget and to the satisfaction of leaseholders.

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes, but if there are matter requiring urgent attention (e.g. broken window in communal area) to which majority of commonholders object, there should be a gateways to toke this matter further for someone (court?) to settle
(4) Directors' recourse to courts/Tribunal

## Question 57:

(1) Yes

Comment: Alternatively, provide a sinking fund with agreed-upon contribution, from which to draw monies for such expenditures
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment: It should be up to individual associations to set such a minimum
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment: Or based on size of the property/number of bedrooms
(2) each commonhold should have total flexibility

Comment:

## Question 60

(1) Yes

Comment:
(2)
(3) Yes
(4) Yes

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

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## Question 73:

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Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

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## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

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Comment: Not Answered

## Question 78:

Not Answered
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## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

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Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

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(5) Not Answered
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[^29](8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
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Comment: Not Answered

## Question 88:

(1) Not Answered

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## Question 89:

(1) Not Answered

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## Question 90:

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(4) Not Answered

## Question 91:

(1) Not Answered

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## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
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## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

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## Question 102:

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## Question 103:

Not Answered

## Question 104:

Not Answered
Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Lukasz Banaszczyk

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
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Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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(3 \& 4) Not Answered
(5) Not Answered
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(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

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## Question 8:

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Comment: Not Answered

## Question 9:

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Comment: Not Answered

## Question 10:

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## Question 11:

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Comment:

## Question 12:

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## Question 13:

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## Question 14:

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## Question 15:

## Question 16:

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## Question 17:

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## Question 18:

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## Question 19:

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## Question 20:

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## Question 25:

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## Question 27:

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## Question 28:

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## Question 29:

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## Question 30:

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## Question 31:

(1) Not Answered
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## Question 32:

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## Question 33:

(1) Not Answered

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## Question 34:

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Comment: Not Answered
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## Question 35:

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Comment: Not Answered
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## Question 36:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
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## Question 40

Not Answered
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## Question 41:

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## Question 42:

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## Question 43:

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## Question 44:

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## Question 45:

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## Question 46:

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## Question 47:

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## Question 48:

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## Question 49:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 54:

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## Question 55:

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## Question 56:

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## Question 57:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 67:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 97:

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## Question 98:

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## Question 105:

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## Question 106:

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## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

Name: Catherine Isbell

## Name of organisation:

## Question 1:

No
Comment: Commonhold should be obligatory on the freeholder

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: Not sure

## Question 4:

(1) No

Comment: Should be lower proportion required if non-consenting leaseholders will not be obliged to join.
(2) Yes

Comment:
(3) No

Comment:
(4) No, complexity could deter buyers
(5) Not Answered

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Not Answered

Comment:
No
(3 \& 4) Funded by association or company holding the commonhold, taking over the nonconsenting leases
(5) Consenting owners, external financing or government loan
(6) (b) as that fixed amount, with interest;

Comment: Base rate interest should be assumed
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Yes
Comment:

## Question 9:

No, it should not be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

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## Question 42:

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## Question 51:

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## Question 56:

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## Question 57:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 64:

Not Answered
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## Question 65:

No
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Yes

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## Question 67:

(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

No, an exception is not needed
Comment:

## Question 69:

## Question 70:

No
Comment:

## Question 71:

No
Comment:

## Question 72:

Question 73:
Not Answered
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## Question 74:

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## Question 75:

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## Question 80:

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## Question 85:*

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 92:

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Question 107:
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## Any further comments

Not Answered

Name: Hilary McDonagh

## Name of organisation:

## Question 1:

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## Question 2:

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## Question 5:

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## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^32]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I want commonhold its the only way forward

## Name: Valerie Bidewell

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) No

Comment: Should be majority of leaseholders
(2) Yes

Comment:
(3) Yes

Comment:
(4) A new purchase of property of non consenting leaseholder should be required to purchase both interests so eventually all owners will be part of commonhold and sign up to the commitments of commonhold.
(5) Other

Comment: Not sure about this
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Other

Comment: Not sure
Yes
(3 \& 4)
(5)
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7) Equal right with mortgage

## Question 6:

Comment:

## Question 7:

No
Comment: Seems beaurocratic to require prior authorisation

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10

(1) Option 1
(2)
(3)

## Question 11:

No

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Statutory development rights should apply automatically Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

## Question 30:

This should depend on number of units within the commonhold

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Other

Comment: Directors should be members.
(2) No

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1) Use technology to avoid proxy voting
(2)

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment: And be prepared to offer an overview of such insurance to a member on request

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

## Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

Question 57:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3) Agree internal floor area is a good basis to allocate financial contributions.
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

Question 70:
Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment:

## Question 74:

Not Answered
Comment:
Question 75:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Not Answered

## Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered
Comment:

## Question 83:

Not Answered

## Comment:

## Question 84:

Not Answered
Comment:

## Question 85:*

(1) Not Answered

Comment:
(2) Yes

## Comment:

[^33]
## Question 86:

(1) Yes

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Yes

Comment: Unanimous
(2) Not Answered

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered Comment:
(3) Not Answered Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:

## (7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

If a leaseholders challenges a service charge with a management company, then the management company make an admin charge to look into the matter and wipe out any savings.

## Question 99:

## Question 100:

## Question 101:

From our experience
A lot of time and effort to use Tribunal Service. No responses to any documents from freeholder. But process ground on to a hearing and freeholder did not appear, so leaseholder won. Just such a waste of everyone's time. Tribunal told attendees that this Freeholder had lots of cases. Maybe the service needs powers to speed up process in such circumstances.

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment:

## Question 106:

(1)
(2)

Question 107:
Any further comments

Name: Vanessa Da Cunha
Name of organisation: Personal

## Question 1:

No
Comment: More power needs to be provided to leaseholders. They are the ones who have put thousands of pounds to purchase it for theb a freeholder to have power of what they can do inside.

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: What is the criteria?

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) What if they don't have the miney? Easy financial options should be provided.
(5) No

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) No

Comment:
Yes
(3 \& 4)
(5) Banks
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7) Charges should be discussed by the common hold association and discussed on an individual basis

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

No, it should not be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

## Comment: Not Answered

## Question 87:

[^34](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered
Question 106:
(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Hitesh Sangtani

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^35]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

## Name: Nicola Hughes

## Name of organisation: Miss

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: I'm a little confused on this one - I own a coach-house style apartment with two garages below belonging on a leasehold basis to two adjoining houses (freehold). I do not live in any type of bloke, the only properties I'm attached to are those mentioned above. I'm really frustrated in the way I am being treated as a leaseholder so want whats best for my type of property and ultimately to own in some form the freehold?

## Question 4:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment: Yes as long as this also relates to existing leaseholders - they should all be extended to 999 years
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (b) as that fixed amount, with interest;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

## Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(2)

## Question 46:

(1) Yes

Comment: But the insurance policy must be transparent - all parties it affects should be able to see the true cost of the insurance; as a leaseholder this is one of the biggest problems I have - because the landowner has a portfolio of insurance, they just keep putting it up all the time and we cannot see the real cost.
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment: As above and also be involved in getting the right deals cost wise as well
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Yes

## Comment:

(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
(2) No

Comment: There should be a right to terminate the contract if the works aren't satisfactory
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Other

Comment: On the development I live on, there are many individual coach house style apartments and blocks with multiple flats. Given we do surveys at times and only get back circa $30 \%$ I'm not sure how $50 \%$ majority would work - it would need to be enforced that people have to vote.
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

Question 70:
Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

## Comment: Not Answered

## Question 87:

[^36](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered
Question 106:
(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Ross Cameron-Symes

## Name of organisation:

## Question 1:

Other
Comment: I feel that it should depend on the terms and length of the lease. If a lease is unreasonable, such as unfairly restrictive or charging an excessive ground rent etc. then the lessee should have the ability to change that.

## Question 2:

## Yes

Comment: It can be difficult to get unanimous consent, especially with a high proportion of rental tenants.

## Question 3:

Other
Comment: I feel it should depend on the terms of the lease, as per question one.

## Question 4:

(1) Yes

Comment: It can be difficult to get unanimous consent, especially with a high proportion of rental tenants.
(2) Yes

Comment: Seems sensible
(3) Yes

Comment: Seems sensible
(4) It depends on the cost, it shouldn't cost the new lessee any more than simply purchasing the property with a long lease.
(5) Yes

Comment: Seems reasonable.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: It should not be a profit making opportunity for private companies/ third party investors. Giving power back to the lessees, even the non-consenting ones, should not be for profit.

## Question 5:

(1) Yes

Comment: Seems fair.
(2) Yes

Comment: Seems reasonable.
No
(3 \& 4) Either through a commonhold association or by a company founded by the participating lessees.
(5) The participating lessees should be able to cover the initial costs and have the option to sell the shares back to the non-consenting lessees at a later date.
(6) (b) as that fixed amount, with interest;

Comment: The future costs of obtaining the commonhold to future buyers of these properties should not become unreasonably high.
(7) The charge should be no more than obtaining a lease extension.

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant; (2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment: It seems only right that non-qualifying tenants have the same rights as commonholders.

## Question 7:

## Yes

Comment: Seems fair.

## Question 8:

```
Yes
```


## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Providing the value of the property isn't negatively affected, then no consent should be required from lenders'.

## Question 10:

(1) Option 1
(2) It should allow all lessees to retain their leases on the current terms but have the option to purchase the commonhold at cost price plus interest at a later date.
(3)

## Question 11:

## Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

## Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:
Question 27:
Question 28:
Yes
Comment:

## Question 29:

Question 30:

Yes, this would seem reasonable.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Other

Comment: It depends on what the debts were created for and the benefits to the unit owners of the money spent to incur the debts.
(2) Other

Comment: Only if the charges aren't excessive or unreasonable

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 37:
Question 38:
(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

Question 42:
Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) This is a possibility.
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

No
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 55:
Question 56:
(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
Question 58:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Not Answered

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be conclusive

Comment:

## Question 62:

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed
Comment:

## Question 69:

## Question 70:

Yes
Comment:
Question 71:
Yes
Comment:
Question 72:
Question 73:
Yes
Comment:
Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

## Yes

Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

Question 81:
Question 82:
Yes
Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Yes

Comment:
(2) Yes

## Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

## Comment:

(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

[^37](1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) No

Comment: It should depend on the circumstances.
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93

## Question 94:

An end to ground rent. An end to absent landlords profiting from leaseholders.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

## Question 100:

Question 101:
Question 102:
Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers will only continue to keep using leases unless they have no other choice or they can make more money upfront by selling properties as commonhold.

## Question 106:

(1) Lessees in older blocks of flats who have already extended their leases will be reluctant to pay more to acquire the freehold or commonhold as there isn't a financial incentive for them.
(2)

## Question 107:

## Any further comments

Whilst this legislation does go a long way to addressing a lot of the issues caused by leases. I feel that it could go further and as I have stated previously, lessees in older blocks of flats who have already extended their leases will be reluctant to acquire the freehold/commonhold as there is no real incentive for them. Therefore the cost of converting to commonhold should depend on the value the properties have to the landlord. For example someone on a peppercorn ground rent 150 year lease should be able to acquire their share of the commonhold for less than someone on a 99 year lease paying £200 a year ground rent, doubling every ten years.

## Name: Chris Jones

## Name of organisation:

## Question 1:

No
Comment: It's hard to imagine why the least scrupulous freeholders would happily consent to conversion to commonhold. On that basis alone, I would argue that all private leaseholds should be converted to commonholds, with the existing freeholder being compensated at a fair market value for the freehold, less the previous 5 years of ground rent.

## Question 2:

## Yes

Comment: There is no reasonable justification for the continued existence of leaseholding for non-commercial use. It is highly exploitative and every avenue for ending it should be adopted.

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

## Yes

Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

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(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

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Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

[^38]Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

## Name: Pat Meyrick

Name of organisation: Leaseholder

## Question 1:

## Yes

Comment: Even with commonhold there needs to be huge changes put in place to protect the leaseholder's service charge money from being abused. i.e. The directors of an appointed managing agent needs to have personal liability for fraud charges for attempting to make a profit on the actual costs, including the 'commissions' paid to them on placing the buildings insurance cover

## Question 2:

## Yes

Comment: Because often the leaseholders are 'investment' properties and therefore do not have the same commitment to the development. It also needs to exclude any leaseholders who are the freeholder, any member of their family or an employee of the Freehold and Managing agent company

## Question 3:

Yes

## Comment:

## Question 4:

(1) Other

Comment: It should exclude any of the properties where the leaseholder is a director, employee or family member of Freehold company.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes,
(5) Yes

Comment:
(6)

Comment: Don't understand the question

## Question 5:

(1) Yes

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3) Could not continue with a response - the questions and optional answers are in too much legal jargon

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

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Comment: Not Answered

## Question 21:

(1) Not Answered

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(2) Not Answered

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## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

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Comment: Not Answered

## Question 24:

(1) Not Answered

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## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

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(6) Not Answered

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(7) Not Answered

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(8) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(6) Not Answered

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## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

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Comment: Not Answered

## Question 71:

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## Question 72:

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Question 73:
Not Answered
Comment: Not Answered

## Question 74:

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Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 76:

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Comment: Not Answered

## Question 77:

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Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(7) Not Answered

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## Comment: Not Answered

## Question 87:

[^39](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

The last 8 years of my life have been hell. I own apartments in two different purpose build developments and have spent the last 8 years and 7 tribunal hearings trying to stop the Freeholder and the appointed managing agent (who happen to be mates and now the
same person stealing money from our service charge account. I know commonhold is not the total answer but it will be much better than what we have, which is a system that creates a mechanism to steal money via white collar crime. This sort of theft should come under criminal law. By the way I won all the tribunal cases costing the freehold companies circa $£ 400,000.00$ and in one instance we even had our legal costs approved to be recovered from the Freeholder. He didn't pay so we sent in the Sheriffs - just wish I could have been a fly on the wall. The director of this freehold company is also a director of a letting agency and just before Christmas 2018 the Trading Standards Office raided his office with 6 policemen in tow.

Name: Neil Ryan
Name of organisation: Ryan property Law LLP

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: Proportion is too high. Should need around two-thirds of owners. It is usually impossible to obtain the consent of four-fifths of all leaseholders, even in small blocks of 8 or 12 units, to act collectively.
(2) Yes

## Comment:

Yes
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment: If it is a fixed amount, only adjusting with interest or inflation, there is no incentive for non-participating owners to get involved at an early stage.
(7) Repayable ahead of the existing mortgage would be preferable given that the lender benefits from increased value of the property by extinguishing the short or onerous lease terms - however, this is unlikely to be acceptable to CML members.

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

## No

Comment: Nobody will be interested in converting if you propose this, for the same reason that conversions to commonhold rarely occur. In the main, conveyancers will be expected to undertake this work and conveyancers do not make applications to the Tribunal. This will also considerably increase costs and uncertainty over timescales and the total bill for leaseholders and will be a massive factor in dissuading commonhold conversions where there is not unanimous involvement.

## Question 8:

No
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: This occurs under the 1993 legislation on statutory lease extensions, so there is no reason for it not to apply on commonhold conversions.

## Question 10:

(1) Other (see below)
(2) Option 1 is fine but the threshold for Option 2 is too high.
(3)

## Question 11:

No
Comment: Nobody is interested in collective enfranchisement - as soon as it is suggested to any of my clients in this position, the baulk at the fact that the participating owners effectively have to pay for the non-participating owners with no ability to recoup it back until those owners ask for a lease extension, which may never occur. Once the threshold is reaches, the freeholder should be compelled to convert.

## Question 12:

(1) Yes

Comment: But there does need to be some sort of time limit - perhaps 3 years. It is almost impossible to extend the leases in the whole of a block of 6 units in under 9 months, so having a 12-month limit is going to add unnecessary delay and extra paperwork in almost every case.
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) No

Comment:
(2) Yes

## Comment:

## Question 14:

No

Comment: Absolutely not. The more entities or ownership structures, the more complicated matters become and the more likely they are to be done incorrectly or forgotten about.
Model articles should be drafted for a hybrid commonhold association which is also a FMC limited company so that adoption of new articles is straightforward.

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered

Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment:
(2)

Question 26:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

Question 28:

Yes
Comment:

## Question 29:

Question 30:
No. Full company law should apply.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Not Answered
(4)

Question 34:
(1) No

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered

Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

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(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

## Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
(4) Not Answered

[^40]Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered
(4) Not Answered
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(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

## Question 95:

(1)
(2)
(3)

Question 96:
Question 97:
(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:
Any further comments
Not Answered

Name: Darren molyneux

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
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Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
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## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
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## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
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## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

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Comment: Not Answered

## Question 20:

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Comment: Not Answered

## Question 21:

(1) Not Answered

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Comment: Not Answered

## Question 22:

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## Question 23:

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Comment: Not Answered

## Question 24:

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Comment: Not Answered

## Question 25:

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## Question 26:

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Comment: Not Answered
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Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
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## Question 36:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

Comment: Not Answered
(4) Not Answered

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## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
(3) Not Answered

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Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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(4) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

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## Question 73:

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Comment: Not Answered

## Question 74:

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Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
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## Question 76:

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Comment: Not Answered

## Question 77:

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Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
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## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^41]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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Comment: Not Answered
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Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

We are all stuck in this trap, we all bought our homes but don't actually own them it's disgraceful, we need common hold .

## Name: David

## Name of organisation:

## Question 1:

No
Comment: The qualifying criteria for collective enfranchisement may not be possible in the case of a large block of flats, where the collective enfranchisement requirement is for all (or a majority) leaseholders to commit to the process.

There needs to be provisions for individual enfranchisement, or low minimum of interested leaseholders that can trigger the process of converting to commonhold and where other leaseholders not part of the process are given an opportunity to reject the process by exception. However this would need to consider whether the freeholder has a controlling interest in one or more of the units.

## Question 2:

## Yes

## Comment:

## Question 3:

## Yes

Comment:

## Question 4:

(1) No

Comment: I believe the threshold should be lower than $50 \%$, and would suggest if at least a third of the long leaseholders consent to commonhold conversion then it should go ahead.
(2) Yes

Comment:
(3) Yes

Comment:
(4) I believe where part of the building is commonhold, any new purchase of a unit in the building that is currently leasehold should be converted to commonhold.
(5) Yes

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

## Yes

Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Layered commonholds

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Collateral
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 22:
Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
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## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
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## Question 47:

(1) Not Answered

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## Question 48:

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## Question 49:

Not Answered

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## Question 50:

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## Question 51:

(1) Not Answered
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## Question 52:

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## Question 53:

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## Question 54:

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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 57:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 64:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 83:

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## Question 84:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 97:

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## Question 102:

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Question 103:
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Question 104:
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Question 105:
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Comment: Not Answered

## Question 106:

(1) Not Answered
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Question 107:
Not Answered
Any further comments
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Name: William Martin
Name of organisation: Flat owneron a Help to buy with a doubling ground rent!! Suppose to be a affordable home!!! One thinks not

## Question 1:

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Comment: Not Answered

## Question 2:

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## Question 5:

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## Question 6:

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## Question 7:

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## Question 51:

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## Question 52:

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## Question 58:

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## Question 61:

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## Question 62:

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## Question 67:

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## Question 84:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 92:

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## Question 106:

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## Question 107:

Not Answered

## Any further comments

We and i would like commonhold for our propertys which we thought we was buying thats why i have a mortgage and used a Help to Buy.

Name: Thomas Gupta-Jessop
Name of organisation: None

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
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## Question 11:

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## Question 12:

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## Question 51:

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## Question 58:

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## Question 67:

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## Question 85:*

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 92:

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## Question 106:

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Question 107:
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## Any further comments

Not Answered

Name: Abu Mansoor

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

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## Question 5:

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## Question 6:

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## Question 39:

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## Question 51:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 92:

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## Question 107:

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## Any further comments

Had I understood Leasehold I would never have purchased my flat. I'm an intelligent person but the excitement of "buying" a property and getting a mortgage overrides the fact that the small print says that you actually own nothing but have the privilege to pay a hefty sum to a mortgage lender and to someone who "manages" your building and someone who "looks after" the land and at the end of it all I may end up having nothing and nowhere to live. Why can't my "buying a home" be exactly that. It's ridiculous and ashamedly worrying.

Name: Mr Smith

## Name of organisation:

## Question 1:

Other
Comment: A freeholder who is not also the leaseholder is a parasite. The freehold should be transferred to the leaseholder, freeholders should not be protected.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: Any leaseholder should be able to force the conversion to commonhold, if it is not made automatic.

## Question 4:

(1) Other

Comment: It should happen regardless.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes
(5) Other

Comment: No opinion
(6) (e) by any other means.

Comment: Freehold should be valued at $£ 0$.

## Question 5:

(1) No

Comment: No minimum percentage
(2) Not Answered

Comment:
Other
(3 \& 4) Freehold should be valued at $£ 0$.
(5)
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## Question 6:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Any further comments

Not Answered

Name: Ellen

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
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## Question 3:

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## Question 53:

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Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered
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Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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## Question 61:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

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Comment: Not Answered
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Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
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## Question 67:

(1) Not Answered

Comment: Not Answered
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## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

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Comment: Not Answered

## Question 71:

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Comment: Not Answered

## Question 72:

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## Question 73:

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Comment: Not Answered

## Question 74:

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## Question 75:

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## Question 76:

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## Question 77:

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Comment: Not Answered

## Question 78:

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Comment: Not Answered

## Question 79:

(1) Not Answered
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## Question 80:

Not Answered

## Question 81:

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## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
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## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^47]Comment: Not Answered
(3) Not Answered
(4) Not Answered
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## Question 88:

(1) Not Answered

Comment: Not Answered
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## Question 89:

(1) Not Answered

Comment: Not Answered
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## Question 90:

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## Question 91:

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## Question 92:

(1) Not Answered

Comment: Not Answered
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## Question 93:

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## Question 94:

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## Question 95:

(1) Not Answered
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## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

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## Question 103:

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## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Lawson Morton

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

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Comment.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
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Comment:
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## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

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Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
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## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

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## Question 13:

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## Question 14:

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## Question 15:

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## Question 16:

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## Question 17:

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## Question 18:

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## Question 19:

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## Question 20:

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## Question 21:

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## Question 22:

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## Question 23:

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## Question 24:

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## Question 25:

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## Question 26:

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## Question 27:

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## Question 28:

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## Question 29:

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## Question 30:

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## Question 31:

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## Question 32:

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## Question 33:

(1) Not Answered

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## Question 34:

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## Question 35:

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## Question 36:

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## Question 37:

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## Question 38:

(1) Not Answered

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## Question 39:

(1) Not Answered

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## Question 40:

Not Answered
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## Question 41:

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## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
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## Question 47:

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## Question 48:

(1) Not Answered
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## Question 49:

Not Answered
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## Question 50:

(1) Not Answered

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## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment: Not Answered
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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

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## Question 55:

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## Question 56:

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## Question 57:

(1) Not Answered

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## Question 58:

(1) Not Answered

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## Question 59:

(1) Not Answered

Comment: Not Answered
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## Question 60:

(1) Not Answered

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## Question 61:

(1) Not Answered

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## Question 62:

Not Answered

## Question 63:

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## Question 64:

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## Question 65:

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## Question 66:

(1) Not Answered

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## Question 67:

(1) Not Answered

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## Question 68

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## Question 69:

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## Question 70:

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## Question 71:

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## Question 72:

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## Question 73:

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## Question 74:

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## Question 75:

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## Question 76:

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## Question 77:

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Comment: Not Answered

## Question 78:

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## Question 79:

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## Question 80:

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## Question 81:

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## Question 82:

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## Question 83:

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## Question 84:

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Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

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## Question 86:

(1) Not Answered

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## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^48]Comment: Not Answered
(3) Not Answered
(4) Not Answered
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Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
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## Question 89:

(1) Not Answered

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## Question 90:

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## Question 91:

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## Question 92:

(1) Not Answered

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## Question 93:

## Question 94:

## Question 95:

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## Question 96:

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## Question 98:

## Question 99:

Question 100:
Question 101:

## Question 102:

## Question 103:

## Question 104:

Question 105:
(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

All houses should be owned completley by those who have bought the house as a home to live in, not by rich landowners or wealthy people to fleece normal people of what little money they have worked and strived for. To buy the lease should be no more than the 10 $x$ amount of ground rent reccomended. It is a disgrace to ask more, pure greed, for once do the right thing for the normal people of this country

## Name: Siobhan Miller

## Name of organisation: Na

## Question 1:

Yes
Comment:

## Question 2:

Other
Comment: Case by case adjudication. Leaseholders can appeal

## Question 3:

Yes
Comment: Without coercion on either side.

## Question 4:

(1) No

Comment: This will create further mess within the U.K. property market. I would much rather see the NZ approach where there is a mixture of 4 different ownership options but not within one building. Freehold, leasehold, unit title and cross lease www.settled.govt.nz there is a role for each but must be clear on the title of each property.
(2) Other

Comment: I'm some circumstances only. Where a single property is on a leasehold title the no, but if a block of flats or multiple dwellings then yes. Have to keep in mind why this consultation is needed. What l'd it FOR. It is to right an unjust wrong where people thought they were buying a house but actually don't own the land.
(3) Yes

Comment:
(4) No. This would be unaffordable.
(5) Yes

Comment: 999 year lease is a reasonable option. But does move the problem to the future, admittedly none of us will be around but it is just moving the goalposts.
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment: It should be expedited to make the property market simple to understand. Any further complications and ambiguities in the U.K. property market would be disastrous. It is already far too complicated and expensive. Follow the New Zealand approach. So much more straight forward.
(2) Yes

Comment: The best way to get it done quickly.

## Yes

(5) Some unscrupulous builders have failed to fully inform buyers as to the legal position.

If this is shown to be the case they should not make further ongoing financial gain.
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

## Yes

## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

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## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

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## Question 17:

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## Question 18:

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## Question 19:

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## Question 20:

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## Question 21:

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## Question 22:

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## Question 23:

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## Question 24:

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## Question 25:

(1) Not Answered

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## Question 26:

(1) Not Answered

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## Question 27:

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Comment: Not Answered

## Question 29:

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## Question 30:

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## Question 31:

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## Question 32:

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## Question 33:

(1) Not Answered

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## Question 34:

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## Question 35:

(1) Not Answered

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## Question 36:

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## Question 37:

Not Answered

## Question 38:

(1) Not Answered

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## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

## Yes

Comment: It should be between tenants or owners.
Not always delegates to a company which often delays or doesn't keep a high standard of upkeep.

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment: It is in their interests to ensure upkeep. Not delegate this to someone else
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 47:
(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment: Minimum safety standards required.
Housing stock could do a lot more to improve the general environment.
Using vegetation instead of ugly metal railings for example. Needs to be maintained but the U.K. could do a lot more to instil a sense of pride in the environment as part of a cultural psyche.
(2) Yes

Comment: Be clear if this is roof space or wall space or under floor Expol
(3) Not Answered

Comment:
(4) No

Comment: National rules for most. Not a post code lottery based on how proactive rule
Makers are
(5) No

Comment: National basic standards with local also

## Question 51:

(1) Prescribed
(2) Keep it simple for all.
(3) All
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered

Comment:

## Question 54:

(1) Not Answered

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## Question 55:

## Question 56:

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## Question 57:

(1) Not Answered

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## Question 58:

(1) Not Answered

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 64:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 68:

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## Question 78:

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## Question 79:

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## Question 80:

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## Question 81:

## Not Answered

## Question 82:

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## Question 83:

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## Question 84:

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## Question 85: ${ }^{*}$

(1) Not Answered

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 89:

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## Question 90:

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Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered
Question 103:
Not Answered
Question 104:
Not Answered
Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

The whole property market I'm the U.K. is far too complicated making buying and selling unbearably long and expensive. There are too many variations between areas.

I've lived in New Zealand for a long time and studied real estate there. Their system is clear, simple and quick.

This review should be part of a wider overhaul of property law, estate agents should be trained and licensed as they are in NZ, the process of conveyancing needs to be speeded up. I lost a business property purchase due to a 4 month delay in searches being done in Stratford upon Avon. This is totally unacceptable way to run business in a western country.

People are being ripped off by greedy property developers who cut corners and sell properties leasehold.

Name: Stephen Squires

## Name of organisation: Mr

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: Its impossible to get everyones support especially in big blocks

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: 50\%
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

No
Comment:

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 18:

(1) Not Answered

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## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
(4) Not Answered

Comment: Not Answered
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Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^50]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
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Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I find this document difficult to understand as non legal professional.

The key things for us an owner of an apartment in a block of 168 on a development with other buildings is that more than one block can seek commonhold at one time and that it is made easier and weighted in the favour of leaseholders rather than the freeholders.

The major issue for us is getting hold of other leaseholders as the block only has around $10-20 \%$ owner occupiers. It would be very helpful if the freeholder was made to pass details of owners onto us (this is available anyway on the land registry but its expensive to get 168 sets of info). An alternative could be that the land registry provides this data for one fee for the whole building as it one building after all.

The landlord should be responsible for all their costs as this is the biggest fear us being lumbered with huge costs for legals, there also shouldn't be any need for it if loop holes are closed.

Under the current regime it just feels impossible to achieve due to the David and Goliath nature of our relationship with the freeholder, everything is stacked in their favour and they do nothing for the considerable ground rent we pay or all the other charges they impose on us.

Thank you.

Name: Gabriel Netser

## Name of organisation:

## Question 1:

No
Comment: The lease holder bought the house and not the free holder. This is a scam by developers and the government need to do something.

Also the government has been cheated for example help to buy. The developers (barrats) sold house (not just flats) 1.5 years ago and they told us we could buy it. Now we been told they sold the freehold (before the 2 years)

One big scam!!!!

## Question 2:

No
Comment:

## Question 3:

No
Comment: All lease holders

## Question 4:

(1) Other

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
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## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

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(8) Not Answered

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(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

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Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

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## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

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Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

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Comment: Not Answered

## Question 77:

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Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

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(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

[^51]Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
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(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

## Name: Zaneta Gontarczyk

## Name of organisation:

## Question 1:

No
Comment: I don't think freeholders will be willing to give up their source of easy income such as ownership of buildings and flats that are leased to buyers. Alternative is to grand unexpired leases if commonhold not accepted by freeholder. If one leaseholder rejects the idea of collective enfranchisement then what?

## Question 2:

Other
Comment: I don't understand this question.

## Question 3:

Other
Comment: What do you mean by eligibility?

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Why? Should be one or the other, not both.
(5) Yes

Comment:
(6) (e) by any other means.

Comment: Using Low interest government loans to purchase the commonhold

## Question 5:

(1) Yes

Comment: 50\%?
(2) Other

Comment: I don't know.
No
(3 \& 4) Low interest government loan
(5) As above
(6) Not Answered

Comment: Don't know
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

No
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

Via online process not post

## Question 16:

(1) Yes
(2) There should not be any other management company involved

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Roof / attic to belong to leaseholder right underneath it especially if only access is possible through the leaseholder property

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Other

Comment: I don't know, too confusing

## Question 22:

Other
Comment: Not relevant to me,

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

Not applicable to me

## Question 28:

Not Answered
Comment:
Question 29:
Question 30:
Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

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Comment: Not Answered
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Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

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Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

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Comment: Not Answered

## Question 74:

Not Answered

Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

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Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

## Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
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Comment: Not Answered
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Comment: Not Answered
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Comment: Not Answered

[^52]
## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
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(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

It's too long and not in plain language. I wonder how many people actually completed this consultation..

## Name: Blazej Marek

## Name of organisation: N/A

## Question 1:

No
Comment: Option to convert to commonhold should be available even without freeholder consent if majority of leaseholders in a building votes for it.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) No

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Other
Comment: The freeholder shouldn't have a right to refuse the conversion

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Collateral
Comment:

## Question 20:

(1) directors should be able to revoke or alter the powers delegated to a section committee as they wish;

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

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(8) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered

Comment: Not Answered

## Question 74:

Not Answered

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## Question 75:

(1) Not Answered

Comment: Not Answered
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## Question 76:

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## Question 77:

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## Question 78:

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## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

## Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
(4) Not Answered

Comment: Not Answered
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[^53]
## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
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Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
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## Question 90:

(1) Not Answered

Comment: Not Answered
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## Question 91:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
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Comment: Not Answered
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Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
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## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Iram ULLAH

## Name of organisation:

## Question 1:

## Yes

Comment: Yes although I worry that where ex council properties (flats) are owned by individuals but actual building leaseholder is still the council, the council will be reluctant to give freehold to existing leaseholders. What is being done about this? Leaseholders need empowerment. We were asked to make a contribution of $£ 11 \mathrm{k}$ for roof replacement. This was subsequently reduced to $£ 5000$ which had to be paid over two years regardless of your financial commitment or job situation.

## Question 2:

## Yes

Comment: Definitely need the empowerment

## Question 3:

No
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (e) by any other means.

Comment: Not sure

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Other
Comment: Not sure

## Question 8:

Yes
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

Question 16:
(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
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## Question 19:

Not Answered
Comment:

## Question 20:

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## Question 21:

(1) Not Answered

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## Question 22:

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## Question 23:

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## Question 25:

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## Question 26:

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## Question 27:

Not Answered

## Question 28:

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Comment: Not Answered

## Question 29:

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## Question 31:

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## Question 32:

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Comment: Not Answered
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## Question 33:

(1) Not Answered

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## Question 34:

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Comment: Not Answered
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## Question 35:

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## Question 36:

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## Question 37:

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## Question 38:

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Comment: Not Answered
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## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

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## Question 44:

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## Question 45:

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## Question 46:

(1) Not Answered

Comment:
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## Question 47:

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## Question 48:

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## Question 49:

Not Answered
Comment:
Question 50:
(1) Not Answered

Comment:
(2) Yes

Comment:
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## Question 51:

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## Question 52:

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## Question 53:

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## Question 54:

(1) Not Answered

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## Question 55:

Question 56:
(1) Yes

Comment:
(2) Yes

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## Question 57:

(1) Yes

Comment:
(2) Yes

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(3) Yes

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(4) Yes

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## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

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## Question 59:

(1) Not Answered

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## Question 60:

(1) Not Answered

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## Question 61:

(1) Not Answered

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## Question 62:

Not Answered

## Question 63:

(1) Not Answered

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## Question 64:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 68:

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## Question 69:

## Question 70:

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## Question 71:

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## Question 72:

Question 73:
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## Question 74:

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## Question 75:

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## Question 76:

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## Question 77:

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## Question 78:

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## Question 79:

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## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^54]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Phillip Thomas

## Name of organisation: N/a

## Question 1:

Other
Comment: It would depend upon costs to the leaseholder.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: If people choose to remain in the old system they should be allowed to.
(4) No as this would force people to spend money they may choose not to.
(5) Not Answered

Comment:
(6) (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the nonconsenting leaseholder's lease; and/or

Comment: Option a and b would likely be more expensive for lease holders.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
No
(3 \& 4) If someone chooses not to alter the situation it is unjust for them to be financially penalised. This share could be given to the free holder to reduce overall cost.
(5)
(6) Not Answered

## Comment:

(7)

## Question 6:

## Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

## Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) No

Comment:Tribunal seems excessive and expensive
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) No

Comment: Tribunal seems too much again reducing costs would be good.
(9)
(10) Yes

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered

## Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^55]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

In the setting up of a common hold some lease holders stand to benefit far more than others. In recent years I have gone through the statutory lease hold extension process. Costing me many tens of thousands of pounds, others in the block have not. If they pay the same on conversion to a common hold then this would be unjust. They would be gaining more for the same amount of money. There needs to be consideration given to length remaining on lease and amount/nature (is it increasing etc) of ground rent when converting.

Name: Hakam Baban

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) No

## Comment:

No
(3 \& 4) Those leaseholders should private funding such as cash, mortgage etc, just as any other interested purchaser of a leasehold title.
(5) Benefit of the charge would be for the lender/finance company.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7) Second in order of priority to any pre-existing charges such as a mortgage.

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

No
Comment: This will incur significant legal costs and expend time detracting from the benefits of a comversion.

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: The lender's security would remain untouched and there would be no need to obtain consent which would further survey and legal fees plus possible freeholder costs.

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

## Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

No
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

Not Answered

Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered

Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

## Comment:

(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

## Question 30:

Yes, the company would be nonprofit and would serve only to maintain the interests of the commonhold. Filing statutory documents would be an unnecessary financial and time exercise.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) No

## Comment:

(2) A condition should be imposed that no social renting permitted unless with consent of all members of commonholders.

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

Question 39:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

[^56]Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

## Name:

Name of organisation: Not applicable

## Question 1:

## Yes

Comment: The devil is in a sensible choice of criteria that make this possible for people with ordinary finances. Rich freeholders vs. tenants is not an even legal playing field.

## Question 2:

Yes
Comment: Unanimity seems like a very hard lift for leaseholders. Couldn't a freeholder buy off a single leaseholder to block a conversion?

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment: I don't see a better solution
(4) I think this make sense, assuming that the other commonholders would not be allowed to set an excessive fee for the commonhold interest.
(5) Yes

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

No
Comment: Is there a less legalistic approach to this? This approach sounds like a lot of legal professionals making a lot of money in fees.

## Question 8:

## Yes

## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Leaseholds represent a risk for lenders. Eliminating them seems like a win. Why add complication?

## Question 10:

(1) Option 1
(2) Option 1 seems less forceful and disruptive, while also making things easier for tenants.
(3)

## Question 11:

Yes
Comment: Tentatively. I don't understand this process well enough to have a sensible opinion.

## Question 12:

(1) Yes

Comment: A time limit seems like an invitation for delaying tactics by freeholders.
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment: It's a sufficiently large step that some commitment is required.

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

I have no idea

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Other

Comment: Is there a loophole here where the developers keep a number of very small units unsold in order to retain their voting rights?

## Question 27:

## Question 28:

## Yes

Comment: Strongly agree.

## Question 29:

## Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2) Previous association guilty of fraud, successor run by same people.
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment: CCSs should be able to act against potentially antisocial uses of their building.
(2) 6 months seems like a reasonable minimum. The exemption for 'presumed good' bodies seems acceptable. There is a balance here between preventing 'social cleansing' and commonholders' ability to define what kind of building they want ot live in.

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 37:

Anti-discrimination laws should apply.

## Question 38:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) No

Comment: Require the mandatory provisions to be supplied, but separately from the rest of the paperwork. People have a chance to know their rights.
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

## Yes

Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Other

Comment: I don't know enough to answer.

## Question 44:

(1) The possibility should be covered due to the potential for discrimination.
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold Individual or obvious association of individuals (A and A's spouse hold a majority of proxies)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) No idea
(2) Yes

Comment:

## Question 49:

Other
Comment: I don't know what this is.

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Seems sensible.
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Other

Comment: Not sure. A cap can become a stranglehold, but uncapped expenses are dangerous.
(4) Other

Comment: Assuming reasonable notice is given.

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) there should be limitations

Comment: Cautious about the discriminatory potential of total flexibility. "We don't like the people in number 37, let's land them with the whole bill"

## Question 60:

(1) Yes

Comment:
(2)
(3) This seems a reasonable starting point.
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment: Only for errors, and with protection for buyers. Shenanigans with finding 'errors' in the CUIC immediately before completion?

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Other

Comment: Transfer once 50\% ownership threshold crossed.
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Other
Comment: No idea.

## Question 69:

No
Question 70:
Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Yes
Comment:
Question 74:
Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Yes
Comment:
Question 79:
(1) Not Answered
(2)

Question 80:
Question 81:
Question 82:
Not Answered

## Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85: ${ }^{*}$

(1) Yes

## Comment:

(2) Not Answered

Comment:

## Question 86:

(1) Yes

## Comment:

(2)
(3) Yes

## Comment:

(4) Not Answered

Comment:
(5)
(6) Yes

Comment:
(7) Yes

[^57]Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
Question 89:
(1) Not Answered

Comment:
(2)

Question 90:
(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4)

Question 91:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

Question 92:
(1) Yes

Comment:
(2)

Question 93:
Question 94:
Question 95:
(1)
(2)
(3)

Question 96:

## Question 97:

(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:

## Any further comments

Well that was an tough read for a layperson.

Name: Clive Senior
Name of organisation: N/A

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
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Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^58]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
(4) Not Answered
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(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I have recently expended approximately 10,000 in extending my lease by 90 years and extinguishing the ground rent which is currently 200 per annum

I am the only leaseholder in a block of 8 to have done so.
If all of the block were to be converted to commonhold at no cost to any of us then I would feel hard done by for having gained no advantage through being prudent enough to use existing legislation to protect my position.

Effectively my actions would have been a waste of time and money!

Name: Alok Goyale

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
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(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

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(2) Not Answered

Comment: Not Answered

## Question 13:

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(2) Not Answered

Comment: Not Answered

## Question 14:

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Comment: Not Answered

## Question 15:

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## Question 16:

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(2) Not Answered

## Question 17:

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Comment: Not Answered
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## Question 18:

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Comment: Not Answered
(2) Not Answered

## Question 19:

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Comment: Not Answered

## Question 20:

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Comment: Not Answered

## Question 21:

(1) Not Answered

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## Question 22:

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Comment: Not Answered

## Question 23:

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Comment: Not Answered

## Question 24:

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(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^59]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I have a concern about how lessors take lessee's for a ride.

I bought a leasehold flat in 2016 with an unexpired lease of 88 odd years. However, in the fine print there is a clause which gives the lessor the right to cancel the lease for development of the site, making the term left on the lease to 35 years should the lessor exercise this right.

This seems absurd. I am stuck with a property which by all means has a long lease of 88bodd years but since there is a clause which lessor can exercise, it is as if the lessor has a gun on my head and can choose to pull trigger on date when the lessor can exercise the clause.

I spoke to my solicitors about this clause who mentioned that the development clause is standard of many leases but lessors don't tend to exercise it.

What are my options?

Thank you,
Alok

## Name: Michael Kelly

## Name of organisation: N/A

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: Sometimes it can be difficult to reach out to all leaseholders in a development (e.g. landlords, etc. who might not ever respond).

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment: It can be very difficult to reach leaseholders in a large development. Perhaps it would be better to obtain $50 \%$ of the respondents to the request.
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: It is very difficult to engage everyone in the process, particularly in a large development. $80 \%$ response would never be achieved where I live ( 150 leasehold properties on a development)
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (b) as that fixed amount, with interest;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

Assistance with tracing the owners of all leaseholders on a development. It can be hard to contact all leaseholders when there are several private landlords, etc.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Not Answered

## Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Yes

Comment:
(2) Other

Comment: It would be very hard to obtain $75 \%$ turnout to a vote, nevermind $75 \%$ in favour!
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Other

Comment: It would be very hard to obtain $75 \%$ turnout to a vote, nevermind $75 \%$ in favour!
(2) Yes

Comment:
(3) Yes

Comment:
Question 25:
(1) Not Answered

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

Question 28:
Yes
Comment:
Question 29:
Question 30:
Question 31:
(1)
(2)

Question 32:
(1) Yes

Comment:
(2) Yes

Comment:
Question 33:
(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 37:
Question 38:
(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 47:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:
Question 49:
Yes
Comment:
Question 50:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

## Yes

Comment: Very high property "sell-on fee", increasing every year you own the property, which essentially traps leaseholders in the property, as it is off-putting for potential buyers. Every year that goes by, there is less incentive for owners to sell, so you end up with an estate full of private landlords. If we sell-up we incur a fee ( $0.5 \%$ of selling price, per year of ownership). After ten years in this arrangement, there is no point in us selling our property, so we just rent our properties out instead. Trapped!

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

Question 61:
(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:
Question 69:
Question 70:
Yes
Comment:

## Question 71:

Yes
Comment:

## Question 72:

Question 73:
Yes
Comment:
Question 74:
Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) Yes

Comment:
Question 76:

Yes
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

## Yes

## Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

[^60]Comment:
(2) Yes

Comment:
Question 86:
(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
Question 87:
(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

Question 90:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

Question 91:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

Question 92:
(1) Yes

Comment:
(2)

Question 93:
Question 94:
Question 95:
(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:
Any further comments

## Name: Rama Mathanmohan

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment: When such purchase request is raised the free holder should sell free hold using open market value.
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

Question 30:
Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

[^61]Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

No ground rent.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

All future new development needs to be done as common hold. In the view of completely scrapping lease hold in future.

## Question 103:

## Question 104:

## Question 105:

(1) If these proposals are adopted, then developers will be willing to use commonhold for a substantial number of developments.

Comment:

## Question 106:

(1) Lack of knowledge among people, lack of government enforcement of common hold for all new case.
(2) Need to have legal enforcement by government to ensure all Common hold association / company to be run as non profit making organisation.

## Question 107:

Law should be applicable to all part of UK.

## Any further comments

Not Answered

Name: Gavin Allen

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
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## Question 39:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
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## Question 47:

(1) Not Answered

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## Question 48:

(1) Not Answered
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## Question 49:

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Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
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## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment: Not Answered
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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

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## Question 55:

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## Question 56:

(1) Not Answered

Comment: Not Answered
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## Question 57:

(1) Not Answered

Comment: Not Answered
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## Question 58:

(1) Not Answered

Comment: Not Answered
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## Question 59:

(1) Not Answered

Comment: Not Answered
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## Question 60:

(1) Not Answered

Comment: Not Answered
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## Question 61:

(1) Not Answered

Comment: Not Answered
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## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 64:

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Comment: Not Answered

## Question 65:

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## Question 66:

(1) Not Answered

Comment: Not Answered
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## Question 67:

(1) Not Answered

Comment: Not Answered
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## Question 68

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## Question 69:

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## Question 70:

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## Question 71:

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## Question 72:

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## Question 73:

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## Question 74:

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## Question 75:

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## Question 76:

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## Question 77:

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## Question 78:

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## Question 79:

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## Question 80:

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## Question 81:

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## Question 82:

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Comment: Not Answered

## Question 83:

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## Question 84:

Not Answered
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## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
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## Question 86:

(1) Not Answered

Comment: Not Answered
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## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^62]Comment: Not Answered
(3) Not Answered
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Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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Comment: Not Answered
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## Question 93:

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## Question 94:

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## Question 95:

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## Question 96:

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## Question 97:

(1 \& 2) Not Answered
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## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

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## Question 101:

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## Question 102:

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## Question 103:

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## Question 104:

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## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

Name: Christopher Karl Myers
Name of organisation: Retired.

## Question 1:

No
Comment: The freeholders do not want to consent.

## Question 2:

Other
Comment: These questions appear to concentrate on collective enfranchisement but there are thousands of leaseholders who live in houses not flats.

## Question 3:

Other
Comment: Again I refer to the answer for question 2.

## Question 4:

(1) Other

Comment: Again as answer for question 2.
(2) Yes

Comment: This appears to be perfectly reasonable.
(3) Yes

Comment: Perfectly reasonable.
(4) Cannot comment on this.
(5) Other

Comment: Not able to answer this.
(6)

Comment: Not able to answer this.

## Question 5:

(1) Not Answered

Comment: Not able to answer this.
(2) Not Answered

Comment: Not able to answer this.
Not Answered
(3 \& 4) Not able to answer this.
(5) Not able to answer this.
(6) Not Answered

Comment:
(7) Not able to answer this.

## Question 6:

Comment: Not able to answer this.

## Question 7:

Not Answered
Comment: Not able to answer this.

## Question 8:

Not Answered
Comment: Not able to answer this.

## Question 9:

Not Answered
Comment: Not able to answer this.

## Question 10:

(1) Not Answered
(2) Not able to answer this.
(3) Not able to answer this.

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
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## Question 13:

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## Question 14:

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## Question 18:

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## Question 22:

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## Question 27:

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## Question 31:

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## Question 32:

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## Question 33:

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## Question 34:

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## Question 35:

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## Question 36:

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## Question 37:

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Question 38:
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## Question 39:

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## Question 40:

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## Question 41:

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## Question 42:

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## Question 43:

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## Question 44:

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## Question 47:

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## Question 49:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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Comment: Not Answered

## Question 54:

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## Question 55:

Not Answered

## Question 56:

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## Question 57:

(1) Not Answered

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## Question 58:

(1) Not Answered

Comment: Not Answered
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## Question 59:

(1) Not Answered

Comment: Not Answered
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## Question 60:

(1) Not Answered

Comment: Not Answered
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## Question 61:

(1) Not Answered

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## Question 62:

Not Answered

## Question 63:

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## Question 64:

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## Question 65:

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## Question 66:

(1) Not Answered

Comment: Not Answered
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## Question 67:

(1) Not Answered

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## Question 68:

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## Question 69:

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## Question 70:

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## Comment: Not Answered

## Question 71:

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## Question 72:

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## Question 74:

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## Question 75:

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## Question 76:

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## Question 77:

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## Question 78:

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## Question 79:

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## Question 80:

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## Question 81:

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## Question 82:

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## Question 83:

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## Question 84:

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## Question 85: ${ }^{*}$

(1) Not Answered

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## Question 86:

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## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^63]Comment: Not Answered
(3) Not Answered
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## Question 88:

(1) Not Answered

Comment: Not Answered
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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 94:

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## Question 95:

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## Question 97:

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## Question 98:

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## Question 99:

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Question 100:
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Question 101:
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## Question 102:

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## Question 103:

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## Question 104:

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## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: David Phillips

## Name of organisation: n/a

## Question 1:

No
Comment: If converting to commonhold will only be possible with the consent of the freeholder then the leasholder will remain at the mercy of the freeholder. It is mostly unlikely that freeholders will consent as it will not be in their interests.

## Question 2:

No
Comment: By majority would be better, particularly in the case of multiple leaseholders in the party.

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: Perhaps not replace, but run alongside.
(4) Not sure
(5) Other

Comment: Not sure
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: $50 \%$ would be better
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2) I own a leasehold mainsonette, the freeholder lives above, so there are two leases. $80 \%$ is not achievable unless the freeholder agrees, and it would not be in his interest to do so. $50 \%$ is a crucial threshold for me and people in similar positions.
(3)

## Question 11:

## Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Other

Comment: Not sure

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Other
(2)

## Question 17:

(1) Other

Comment:
(2) Other

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

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## Question 22:

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Question 23:
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## Question 34:

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## Question 39:

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## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Other

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 44:

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## Question 45:

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## Question 46:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 54:

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## Question 55:

Question 56:
(1) Not Answered

Comment:
(2) Yes

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## Question 57:

(1) Not Answered

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## Question 58:

(1) Yes

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## Question 59:

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## Question 61:

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## Question 62:

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## Question 67:

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## Question 77:

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## Question 78:

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## Question 79:

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(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

Comment: Not Answered

## Question 84:

Not Answered

Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

## Comment: Not Answered

[^64](2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

Name: Cem Dedeaga

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

No
Comment: This is particularly problematic for our mixed use flat where our landlord (I believe) blatantly abuses the current laws to artificially inflate our service charges, and enjoys being our landlord. He will most likely refuse the consent to convert and given a large part of the building is commercial, collective enfranchisement process will not work.

As such, our landlord will continue to in the services' word "use law" to continue abusing the hard working people like us who saved up to buy a flat only to find out we essentially pay "rent" to a "landlord" which we have no control over.

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

[^65]Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

Name: Andries Marits

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Collateral
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 25:
(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

Question 28:
Yes
Comment:
Question 29:
Question 30:
Question 31:
(1)
(2)

Question 32:
(1) Yes

Comment:
(2) Yes

Comment:
Question 33:
(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 37:
Question 38:
(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 47:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:
Question 49:
Yes
Comment:
Question 50:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) No

Comment:
(3)
(4)

Question 57:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) there should be limitations

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

Question 63:
(1) Yes

Comment:
(2) No

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:
Question 69:
Question 70:
Yes
Comment:

## Question 71:

Yes
Comment:

## Question 72:

Question 73:
Yes
Comment:
Question 74:
Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) No

Comment:

## Question 76:

Yes
Comment:
Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

Yes
Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.

## Comment:

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Yes

Comment:
(2) Yes

## Comment:

[^66]
## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:
Question 88:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:

## (7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

## Question 94:

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment:
Question 106:
(1)
(2)

Question 107:
Any further comments
Not Answered

Name: Joseph McGuigan

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

Not Answered
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

No
Comment: I strongly oppose the $25 \%$ rule. My residents association have already outlined its thoughts in it's response to the enfranchisement consultation, but I must reiterate the case for it being lifted from your plans on commonhold conversion.

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^67]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Thomas Bygott

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Not Answered

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: Currently, when considering a joint purchase of a freehold, there can be a large amount of inertia, with many leaseholders not particularly interested or motivated in the outcome. It may be that a large proportion of leaseholders want to 'wait and see'. It would be better to say that no more than $20 \%$ actively object.
(2) Yes

## Comment:

Yes
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or (3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment:

## Question 7:

## Yes

## Comment:

## Question 8:

## Yes

## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Requiring consent would create an enormous administrative burden. There is no reason to assume that conversion would be contrary to the lender's interest.

## Question 10:

(1) Option 1
(2)
(3) The consenting leaseholders could optionally buy the freehold to become temporary landlords to the non-consenting leaseholders.

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Yes
(2) An additional objective is to facilitate easy conveyancing by not having complex and obscure provisions.

## Question 17:

(1) Yes

Comment:
(2) Not Answered

## Comment:

(3) Strata Title in New South Wales accomodates this well for mixed residential, commercial and retail developments. Strata Title has been in operation there since 1961, and provides a full solution for these kinds of problems, so there is no need to 'reinvent the wheel'.

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(1) directors should be able to revoke or alter the powers delegated to a section committee as they wish;

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

## Comment:

## Question 22:

## Yes

Comment:

## Question 23:

## Yes

Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:
Question 27:
Question 28:
Yes
Comment:

## Question 29:

## Question 30:

No, company law provisions are not onerous.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment: A commonhold association should survive as long as there are unit holders.
(2) No

Comment: A commonhold association should survive as long as there are unit holders.

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) No

Comment: A commonhold association should survive as long as there are unit holders.
(2) Other

Comment: A commonhold association should survive as long as there are unit holders.

## Question 35:

(1) No

Comment: Commonholds should be as close as possible to freehold ownership.
(2) Renting is by its nature a short-term form of housing. Lettings of less than six months have a valid place in the economy, for example where people are working temporarily far from home, or are in the process of purchasing a property.

## Question 36:

(1) Yes

Comment:
(2) No

Comment:
(3)

Question 37:
Question 38:
(1) Yes

Comment:
(2) Two thirds
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

Question 42:
Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) No

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Other

Comment: This provision could be abused by persons wishing to destroy the architectural fabric of a heritage building.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

Question 57:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) No

Comment:
(2)
(3) Yes
(4) Yes

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

No
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

No, an exception is not needed
Comment:

## Question 69:

Question 70:
No
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered
Question 81:
Not Answered

## Question 82:

Not Answered

Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

[^68]Comment: Not Answered

## Question 87:

(1) Yes

Comment: Terminations should only be allowed in very specific circumstances. A regression into landlord and leaseholders should be disallowed.
(2) Not Answered

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

This change will have a major positive impact for the owners of all apartments.

## Question 94:

The right to own property is fundamental to any democracy. Leasehold is a flawed form of ownership that has persisted for far too long and which is not necessary for buildings to be divided into flats. The right to ownership in perpetuity is, on its own, a sufficient benefit to proceed with the proposed changes.

## Question 95:

(2)
(3) I have bought and sold one flat in England, exchanging and settling simultaneously four to five months after acceptance of offer. I have bought and sold two flats in Australia, exchanging contracts within a few days of acceptance of offer and settling in four to six weeks. A full search of Strata Title can be done electronically in a few seconds. It is a requirement of selling a property in New South Wales to provide a printed contract for a prospective purchaser to read while viewing the property.

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Commonhold should be mandatory for all new developments of flats, and either freehold (in most cases) or commonhold (where specific circumstances require it) for all new developments of houses.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

England and Wales should move to adopt Torrens Title as soon as possible. Torrens Title was first introduced in South Australia in 1858, and Strata Title, a form of Torrens Title for
flats, in New South Wales in 1961. Most Commonwealth countries and other Common Law jurisdictions have successfully introduced this system, and it has been widely copied even in Civil Law jurisdictions. There is more than enough evidence to show that would work here, and numerous examples of how to solve problems arising here. The transactional efficiency and security of title embodied in the Torrens system are best achieved by a full implementation rather than by piecemeal copying.

Name: Jenny Roberts

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

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## Question 24:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

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## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

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## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
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## Question 48:

(1) Not Answered
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## Question 49:

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Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(4) Not Answered

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(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
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(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

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(5) Not Answered

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(8) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

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(7) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^69]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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## Question 89:

(1) Not Answered

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## Question 90:

(1) Not Answered

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## Question 91:

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## Question 92:

(1) Not Answered

Comment: Not Answered
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## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
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## Question 96:

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## Question 97:

(1 \& 2) Not Answered
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## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
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Question 101:
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## Question 102:

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## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: molly ayton
Name of organisation: Mrs

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

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Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
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## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
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## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

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## Question 13:

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## Question 14:

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## Question 15:

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## Question 16:

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## Question 17:

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## Question 18:

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## Question 19:

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## Question 20:

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## Question 21:

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## Question 22:

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## Question 23:

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## Question 25:

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## Question 26:

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## Question 27:

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## Question 29:

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## Question 30:

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## Question 31:

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## Question 32:

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## Question 33:

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## Question 34:

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## Question 35:

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## Question 36:

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## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
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## Question 39:

(1) Not Answered

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## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

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## Question 42:

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Comment: Not Answered

## Question 43:

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## Question 44:

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## Question 45:

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## Question 46:

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## Question 47:

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## Question 48:

(1) Not Answered
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## Question 49:

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Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
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## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment: Not Answered
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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

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## Question 55:

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## Question 56:

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## Question 57:

(1) Not Answered

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## Question 58:

(1) Not Answered

Comment: Not Answered
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## Question 59:

(1) Not Answered

Comment: Not Answered
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## Question 60:

(1) Not Answered

Comment: Not Answered
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## Question 61:

(1) Not Answered

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## Question 62:

Not Answered

## Question 63:

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Comment: Not Answered
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Comment: Not Answered

## Question 64:

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## Question 65:

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## Question 66:

(1) Not Answered

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## Question 67:

(1) Not Answered

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## Question 68

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## Question 69:

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## Question 70:

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## Question 71:

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## Question 72:

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## Question 73:

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## Question 74:

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## Question 75:

(1) Not Answered

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## Question 76:

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## Question 77:

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## Question 78:

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## Question 79:

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## Question 80:

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## Question 81:

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## Question 82:

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Comment: Not Answered

## Question 83:

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## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

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## Question 86:

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## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^70]Comment: Not Answered
(3) Not Answered
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## Question 88:

(1) Not Answered

Comment: Not Answered
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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 94:

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## Question 95:

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## Question 96:

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## Question 97:

(1 \& 2) Not Answered
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## Question 98:

Not Answered

## Question 99:

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## Question 100:

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## Question 101:

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## Question 102:

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## Question 103:

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## Question 104:

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## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically - designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world.
Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.
In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which importantly , the unit owners control themselves.

Name: Carol Bucknall

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

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## Question 16:

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## Question 27:

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## Question 32:

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## Question 33:

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## Question 34:

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## Question 37:

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## Question 38:

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## Question 39:

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## Question 40:

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## Question 41:

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## Question 42:

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## Question 43:

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## Question 44:

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## Question 46:

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## Question 47:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 54:

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## Question 55:

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## Question 56:

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## Question 57:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

Not Answered

## Question 63:

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## Question 64:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 68:

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## Question 69:

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## Question 74:

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## Question 78:

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## Question 79:

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## Question 80:

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## Question 82:

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## Question 83:

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## Question 84:

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## Question 85:*

(1) Not Answered

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## Question 86:

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## Question 87:

(1) Not Answered

[^71]Comment: Not Answered
(2) Not Answered

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## Question 88:

(1) Not Answered

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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 94:

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## Question 95:

(1) Not Answered
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## Question 96:

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## Question 97:

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## Question 98:

Not Answered

## Question 99:

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Question 100:
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Question 101:
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## Question 102:

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## Question 103:

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## Question 104:

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## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

Name: Heather Keates
Name of organisation: Pirie Palmann Ltd

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment: I do, however, feel it is important for the Commission to consult with experienced, professional valuers to ensure that this change would not result in financial detriment to non-consenting leaseholders. It is important to ensure the cost of a later purchase of the commonhold interest is not materially different to that for which a substantial lease term extension could have been purchased.
(4) Yes. Careful consideration must be given to the question of how that might affect the marketability of a flat in that scenario (which must become commonhold on the change of ownership) against a flat of perhaps identical size, type and standard in an adjacent block which remains leasehold. The ability of the non-consenting leaseholder to sell in a free market must not be unduly fettered.
(5) Yes

Comment: Who specifies what those 999 year leases must contain?
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: The scheme must not be unduly convoluted.

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4) Whilst I agree this seems workable and sensible I have nagging doubts about this as it feels draconian. I have serious concerns about the availability of funds to discharge this debt on sale. Consider the scenario of a commonhold block lying beside an identical age and style leasehold block. A flat is marketed for sale in both blocks which is of identical condition and size etc (and which might perhaps have a short term left or a very long term). Are they likely to be marketed for and achieve different prices or the same. If the commonhold is marketed for a higher price both in an attempt to recover the debt for the commonhold share and to reflect a perceived higher value of a commonhold will that not mean it is harder to sell (against the leasehold flat) and further penalise the non participating party? If a non participant wants to remortgage or take an additional charge will their loan to value be affected?
(5) A high street lender under a new bespoke style scheme or the commonhold association.
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment: This would perhaps go some way to overcoming my concerns in question (5) above but does not remove them entirely. Who determines the percentage, how can this be challenged, will a challenge cause problems for resale by the non participant. What happens with negative equity or a falling market.
(7) It seems equitable that it should take last place but that risks loss to the parties that have funded the commonhold acquisition if the non participant has substantial debts or fails to keep up repayments. Has the value of the property really been sufficiently enhanced by the change to commonhold to facilitate adding another secured debt?

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

## Yes

Comment:

## Question 8:

## Yes

Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Absolutely yes otherwise there will be yet another conveyancing hurdle to administer and cause delays/difficulties.

## Question 10:

(1) Option 2
(2) It should be paramount that this reform should not make anything more complicated than it needs to be. The conversion and subsequent/future conveyancing processes must be simple and streamlined.
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment: This makes sense but I wonder about:-
a. what if the financial status of someone who has given consent changes substantially
b. what if someone who has given consent wishes to dispose of their interest in advance of conversion
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Other

Comment: I question the need for this administrative burden on the conveyancing process. Why can't statute provide for the charge to pass over automatically at registration without the need to get an additional deed signed by lender and borrower? I agree that the existence of such a deed should be sufficient evidence but I don't feel that the deed should be needed.

## Question 14:

Other
Comment: Yes I agree that would be satisfactory but I feel it would be more streamlined to have the FMC change to become a commonhold association. Provided a clear and simple process were designed for this it must be easier than changing ownership of the common parts.

## Question 15:

I feel it is important to impose as little additional adminstration and complexity as possible so as to best serve the consumer rather than increase time and costs.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment: I absolutely agree with the sections model, flying commonhold and layered commonhold seem unnecessarily complex.
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

## Yes

Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2) Yes in order to simplify matters and reduce administrative burden

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

There should be a time limit of a set period following completion of the whole development. That then gives certainty to the commonhold owners as to a final point when matters fully crystallise.

## Question 28:

Yes
Comment: I occasionally come across leases where the landlord has taken a power of attorney within the lease for no apparent reason and I always insist upon such terms being removed by a Deed of Variation as they are draconian. The same would be true if the developer is not barred from anti-avoidance.

## Question 29:

## Question 30:

I don't feel able to comment

## Question 31:

(1) I don't feel able to comment
(2) I don't feel able to comment

## Question 32:

(1) Other

Comment: I don't feel able to comment
(2) Other

Comment: I don't feel able to comment

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4) I don't feel able to comment

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

## Comment:

(2) It seems to me that if the purpose of a commonhold is to allow residents to have control over their building then if $100 \%$ decide they do not wish to allow short-term lettings to private or social rented sectors then they should be allowed to do so. The only circumstance where I feel that should not be allowed is if it were prevented by the planning (ie in a section 106 Agreement) perhaps.

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 37:

## Question 38:

(1) Yes

## Comment:

(2) I don't feel able to comment
(3) I don't feel able to comment
(4) I don't feel able to comment

## Question 39:

(1) Other

Comment: I have no strong views either way but I do feel it is absolutely essential that all provisions and regulations should be clearly and simply set out in a consumer-friendly document.
(2) Yes, the directors of the commonhold association should be under such a duty

Comment: The copies could be made available on a development specific portal and any updates posted on there and residents notified when that occurs.

## Question 40:

## Yes

Comment: Again this could be on a resident portal for easy access.

## Question 41:

I don't feel able to comment

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

## Comment:

## Question 44:

(1) Perhaps but I suspect it would occur rarely.
(2) I feel the Tribunal should address these sorts of issues.

## Question 45:

(1) I have never had this arise in any conveyancing transactions I have dealt with over 30 years but I do not handle contentious work.
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3) I do not feel able to comment

## Question 47:

(1) Yes

Comment: It could be available on a development portal as well.
(2) Yes

Comment:

## Question 48:

(1) I do not feel able to comment about availability but it should be made so.
(2) Yes

Comment:

## Question 49:

## Yes

Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Prescribed
(2) They should be prescribed but with allowance for them to be supplemented
(3) General rights of entry should be relatively easy to set down to apply to all types but with the right to add to those with bespoke circumstances for any given development.
(4) Usual standard ones contained in most modern leases.

## Question 52:

(1) Other

Comment: Yes but it would need to have caveats to protect the other unit owners' continuing ability to freely exercise their rights and enjoy the common parts facilities as before.
(2) Other

Comment: Yes but with a requirement to consult depending upon extent of works
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Not Answered
Comment: I do not feel able to comment

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

I do not feel able to comment

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) It seems sensible as an interim measure. Perhaps it should be a requirement that a warning should then be circulated as to anticipated difficulties/disrepair/dilapidation that is going to result from the failure to approve.
(4)

## Question 57:

(1) Other

Comment: I agree yes but only in so far as those for which consultation from the residents is not needed.
(2) Other

Comment: Yes but with the ability to review and change per the next question.
(3) Yes

Comment:
(4) Other

Comment: In principle yes but there must surely be the ability to question expenditure that might have been incurred in appropriately.

## Question 58:

(1) Yes

Comment: In my 30 years plus in conveyancing I have encountered numerous developments where the building has deteriorated due to the all too familiar "ad hoc" arrangements where sums are collected only where a repair has become necessary.
(2) Yes

Comment:
(3) No

Comment: It should be possible to collect data to understand what a reasonable minimum contribution should be per sq m of size of flat.
(4) Yes

Comment: Only so long as their use and application is carefully governed and the funds suitably protected.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) Yes in principle but immediate provisions should be put in place to recoup the funds so used. Such steps should require consent first.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) there should be limitations

Comment: To avoid dilapidations and mismanagement.

## Question 60:

(1) Yes

Comment:
(2) Yes
(3) Yes
(4) I suspect that would not be fair.

## Question 61:

(1) Yes

Comment:
(2) Perhaps. The seller would have a duty to disclose any changes they were aware of and accordingly if notification were made to the seller of such an emergency contribution they ought to understand they must disclose. Having said that, I do encounter misrepresentations or failure to disclose occasionally where a seller has forgotten or misunderstood their duty to disclose changes to information disclosed.
(3) Other

Comment: Yes but such notification should come with a reminder of the need to disclose such a change to the buyer's conveyancer.
(4) Yes

Comment:
(5) It seems reasonable to impose a sanction to encourage prompt participation and to smooth the conveyancing process.
(6) Not Answered

Comment: I am unsure, it seems sensible for it to be conclusive but mistakes do happen and then who bears the cost of the potential loss if amendment is not permitted.

## Question 62:

I feel this is a matter for mortgage lenders to comment upon in so far as whether such funding would be made available. There would be an inevitable practical difficulty for liaising with numerous lenders in a large block. I agree it makes sense for the Tribunal to be able to override a refusal. It would be preferable for their to be a prescribed, simple process for seeking approval from lenders.

## Question 63:

(1) Yes

## Comment:

(2) Yes

## Comment:

## Question 64:

## Yes

Comment: I am unsure how popular an option this might be and indeed whether any lender might consider this suitable security.

## Question 65:

## Yes

Comment: Do bear in mind, however, that it is very common indeed for conveyancers representing affordable housing landlords in the grant of shared ownership leases to do a very poor job indeed of using the model leases and the frequently fail to draft those leases appropriately for the development in hand. Many such conveyancers are obstructive and entirely misunderstand their obligation to adapt the model to suit the case in hand. Any steps the Commission could take to improve upon this would be welcomed.

## Question 66:

(1) Yes

## Comment:

(2) Other

Comment: The shared ownership provider may frequently have a substantially greater equitable interest than the dwelling and accordingly I am unsure if this proposal is equitable. I understand from the event at Irwin Mitchell that this derives from the thought that the leaseholder bears the whole of the repairing cost, etc. It would, however, seem unreasonable for the provider to be excluded from decisions which could result in direct impact to the provider in the event that they elect to take back the dwelling or wish to nominate a buyer who then takes exception to a decision made by the outgoing leaseholder.
(3) Other

Comment: This seems inequitable.
(4) Yes

Comment:

## Question 67:

(1) Other

Comment: I agree with the proposal but wonder about the optional delegation. That would presumably result in an inconsistent approach from development to development. If this proposal were adopted then there would need to be a framework for disclosure of the situation for each property on resales as part of the conveyancing process.
(2) No

Comment: It would surely be cleaner and more streamlined for the staircasing to incorporate acquisition of the commonhold as well. You will otherwise continue to have diminishing lease terms.
(3) Yes

Comment: But as in the point above, could it not be streamlined into one process?

## Question 68:

Not Answered
Comment: I do not feel able to comment.

## Question 69:

I do not feel able to comment.

## Question 70:

Yes
Comment:

## Question 71:

Other
Comment: If they do not have the same rights, is their landlord going to actually take any active interest in making a challenge themselves (if that is indeed what is to be permitted)?

## Question 72:

Perhaps a Trust based arrangement with joint ownership by the bank and customer.

## Question 73:

Other
Comment: I agree but wonder how Directors of Commonholds might feel about making such notifications and indeed how they then handle any subsequent responses disagreeing with their stance. How would the Directors be placed if it transpired that they had made such a notification entirely incorrectly and as a result a unit owner then failed to pursue what would have been a very valid right of action.

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment: Bearing in mind how the Legal Ombudsman is overwhelmed with complaints no doubt the same would otherwise be the result.
(2) No

Comment: A requirement for membership would enforce the feeling of an overarching sense of governance.

## Question 76:

Yes
Comment:

## Question 77:

Other
Comment: I do not feel able to comment.

## Question 78:

Other
Comment: I do not feel able to comment.

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

Other
Comment: I do not feel able to comment.

## Question 83:

Not Answered

Comment: I do not feel able to comment.

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Yes

Comment:
(2) Other

Comment: I am undecided on this point. The issues of value concern me as I have mentioned in my responses to the earlier questions in this survey.

## Question 86:

(1) Yes

## Comment:

(2) I do not feel able to comment.
(3) Yes

Comment:
(4) Other

Comment: I do not feel able to comment.
(5) I do not feel able to comment.
(6) Yes

Comment:
(7) Other

Comment: In general I agree but I remain concerned about the matter of value -v - level of debts and the ability to discharge them as per my responses to earlier questions of this survey.
(8) Yes

[^72]Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) I do not feel able to comment.
(4) I do not feel able to comment.
(5) Other

Comment: I do not feel able to comment.

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2) I do not feel able to comment.

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) I do not feel able to comment.

## Question 91:

(1) Other

Comment: I am unsure
(2) Yes

Comment:
(3) Other

Comment: I do not feel able to comment.
(4) I do not feel able to comment.
(5) I do not feel able to comment.
(6) Not Answered

Comment: I do not feel able to comment.
(7) I do not feel able to comment.

## Question 92:

(1) Other

Comment: I do not feel able to comment.
(2) I do not feel able to comment.

## Question 93:

I have reservations about the matter of a charge being imposed upon non consenting tenants. The principle feels wrong despite the fact that I understand why it is a good proposal.

## Question 94:

Removal of the problem of diminishing leasehold term. A greater sense of control for the homeowner.

## Question 95:

(1) My firm handles an average 500 conveyancing completions per month. The time involved in checking a leasehold title (and management pack(s) ) for a purchase in order to report to the client (and to check for any lender) varies considerably. If the lease is an underlease then added time has to be spent on the superior title/lease(s). If the lease is
for a newbuild the contract package can be several inches deep. I would say the average time to check and report on leasehold title varies between 1.5 hours and an entire day sometimes (and very occasionally even longer). For a remortgage, time has to be spent checking the lease and also the management pack to protect the lender and that would be a minimum of 1.5 hours, sometimes longer. Many leases are defective and a Deed of Variation is frequently needed adding yet more time. I cannot comment regarding disputes as my firm does not handle contentious matters. Cost varies widely depending upon the complexity of the case.
(2) Perhaps if strenuous efforts are made to streamline the entire process.
(3) I do not feel able to comment.

## Question 96:

I do not feel able to comment.

## Question 97:

(1 \& 2) 1. This is a HUGE daily hurdle for conveyancers. It causes enormous delays due to the lack of engagement on the part of the landlord and/or their legal representatives. The mere question of who is to bear the cost of the work for the lawyers for buyer/seller/landlord causes problems/delays. We are frequently met with a wholly inappropriate, obstructive stance from the lawyers who represent large landlords who are often high-handed. We are often met with a negative response by the lawyer when they have not even asked their landlord client if they will agree to a proposal we have presented. I have been in conveyancing for over 30 years and the leasehold process has simply become increasingly cumbersome as time has gone on. This was to be expected in part as the lease terms granted during the 1970's and 1980's housing boom are now starting to diminish. The problem of leases being an assured tenancy at law due to the level of rent is an enormous headache. Many thousands of transactions stall each year due to the problems surrounding leasehold.
2. I do not feel able to comment.
(3) I do not feel able to comment.

## Question 98:

I do not feel able to comment.

## Question 99:

I do not feel able to comment.

## Question 100:

I do not feel able to comment.

## Question 101:

I do not feel able to comment.

## Question 102:

I do not feel able to comment.

## Question 103:

I do not feel able to comment.

## Question 104:

I do not feel able to comment.

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: I am wholly against the Government giving financial incentives to developers, they already profit at great expense through existing schemes.

## Question 106:

(1) 1. Lack of public understanding. Lack of willingness on the part of lawyers to encourage clients to use the system. Lack of knowledge in the conveyancing world about commonhold - most people I mention it to don't know what it is.
2. Hard to say. The public are likely to be put off from the idea of converting to commonhold due to the legal costs - they are already reluctant to spend what they should on the legal advice to purchase property. It would be down to marketing the benefits in a careful positive light.

## (2)

## Question 107:

I do not feel able to comment.

## Any further comments

## Name: Michaela Oxley

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: It would protect those that do want to change to commonhold as some people simply won't consent if they do not care either way.

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

## Comment:

(4) I think they should have to purchase the unit as a commonhold interest only. This ensures that everyone in the block of flats is on the same page and paying towards the costs of cleaning etc.
(5) Yes

## Comment:

(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (b) as that fixed amount, with interest;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

No, commonhold still needs structure

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:
Question 33:
(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:
Question 35:
(1) Yes

Comment:
(2)

Question 36:
(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

Question 39:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

Question 42:
Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

Question 45:
(1)
(2)

Question 46:
(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:
Question 48:
(1)
(2) Not Answered

Comment:
Question 49:
Not Answered
Comment:
Question 50:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Not Answered

Comment:
Question 51:
(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) No

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment:
Question 54:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

Question 61:
(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

Question 70:
Not Answered
Comment:

## Question 71:

Not Answered
Comment:
Question 72:
Question 73:
Yes
Comment:
Question 74:
Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

## Yes

Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered

## Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85: ${ }^{*}$

[^73](1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

(1) Not Answered

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

Question 91:
(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

Question 93:
Question 94:
Question 95:
(1)
(2)
(3)

Question 96:
Question 97:
(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:
Any further comments
Not Answered

Name: david yapp

## Name of organisation:

## Question 1:

No
Comment: A mixed user scheme would be preferable

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
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## Question 26:

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## Question 27:

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## Question 28:

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## Question 29:

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## Question 30:

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## Question 31:

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## Question 32:

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## Question 33:

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## Question 34:

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## Question 35:

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## Question 36:

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## Question 37:

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## Question 38:

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## Question 39:

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## Question 40:

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## Question 41:

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## Question 42:

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## Question 43:

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## Question 44:

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## Question 45:

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## Question 46:

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## Question 47:

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## Question 49:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 54:

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## Question 55:

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## Question 56:

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## Question 57:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 66:

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## Question 67:

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## Question 79:

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## Question 82:

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## Question 83:

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## Question 84:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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[^74]Comment: Not Answered
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## Question 88:

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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 94:

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## Question 95:

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## Question 97:

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## Question 98:

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## Question 99:

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## Question 100:

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## Question 101:

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## Question 102:

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## Question 103:

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## Question 104:

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## Question 105:

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Comment: Not Answered

## Question 106:

(1) Not Answered
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## Question 107:

Not Answered

## Any further comments

Commonhold should be, at the least, an option, and preferably obligatory in a truly democratic society

Name: Siobhan Allen

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

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Comment: Not Answered

## Question 4:

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## Question 5:

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## Question 6:

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## Question 10:

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## Question 11:

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## Question 39:

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## Question 44:

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## Question 46:

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## Question 47:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 56:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 64:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 68

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## Question 78:

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## Question 80:

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## Question 81:

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## Question 82:

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## Question 83:

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## Question 84:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

(1) Not Answered

Comment: Not Answered
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[^75]Comment: Not Answered
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## Question 88:

(1) Not Answered

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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 95:

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## Question 97:

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## Question 104:

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## Question 105:

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Comment: Not Answered

## Question 106:

(1) Not Answered
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## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

Name: Will Jones

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: 50\%
(2) Yes

Comment:
Yes
(3 \& 4)
(5) The company jointly and equally chaired by the commonholders formed to hold the freehold and finance the maintenance requirements
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

No, it should not be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

No
Comment: The freeholder can also own $50 \%$ of the leaseholds, making collective enfranchisement impossible

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

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## Question 51:

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## Question 58:

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## Question 62:

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## Question 63:

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## Question 64:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 85:*

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## Question 86:

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## Question 87:

(1) Not Answered

[^76]Comment: Not Answered
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## Question 88:

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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

## Name: Jay Maru

## Name of organisation:

## Question 1:

No
Comment: In large blocks of flats (with potential overseas/absent owners), it is impossible to get a collective group together. Leaseholders will have to shoulder legal costs which again mean the balance of power is with the freeholder. Freehold should be automatically converted to commonhold at no cost.

## Question 2:

Yes
Comment: Yes, but it should be set significantly lower than 50\% - perhaps 10\%.

## Question 3:

Other
Comment: THis should also incorporate the rights of shared ownership leaseholders, where a housing association would typically have the head lease. This covers shared ownership whether or not a full staircasing has taken place.

## Question 4:

(1) Other

Comment: Agree, but the threshold should be lower than 50\%
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (e) in some other way.

Comment: As \% of sq ft
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

No
Comment: This creates a barrier and additional costs for leaseholders

## Question 8:

## Yes

## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

## Comment:

## Question 10:

(1) Option 1
(2)
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## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

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## Question 51:

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## Question 58:

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## Question 62:

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## Question 67:

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## Question 83:

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## Question 84:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 91:

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## Question 92:

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## Question 106:

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## Question 107:

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## Any further comments

Not Answered

Name: sophie hadaway

## Name of organisation:

## Question 1:

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Comment: Not Answered

## Question 2:

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## Question 5:

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## Question 51:

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## Question 58:

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## Question 85: ${ }^{*}$

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## Question 87:

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## Question 88:

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## Question 106:

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## Question 107:

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## Any further comments

i am a member of the national leasehold campaign and had to write a comment here as what you are proposing is seemingly being seen by many on the group as making the situation worse.
i am a shared owner of a house, i am being told on there you are proposing we have no right to staircase to $100 \%$ anymore or have our freehold? and we must be leasehold and no commonhold because a housing association needs a right to steward their 'tennants'?
so, i am a tennant now not a shared owner? commonhold or share of freehold would make us true owners/shared owners. the government has mis sold shared ownership, it is not that, it is a lease and it is a scheme that does not encourage staircasing or full ownership. it was supposed to be a cheaper way to help ftb buy a proportion of a home with intent to hopefully staircase to full ownership. in reality i am not a shared owner, i am a tennant with no rights \& if your suggestion goes thru without a right to even buy $100 \%$ of my home, the h/a already gets the option to have the house on first refusal for 20 years after 100\% staircasing!!!
a shared 'owner' who has to pay for lease extensions, and 100\% maintainance to have no rights and nothing at the end of it- its ridiculous \& it has been mis sold \& continues to be mis sold.
to make matters worse a h/a will get the land/house for a reduced rate, whereas a ftb pays MORE for a house on shared ownership then they would for the same house on the open market.
i will be writing the my mp about this and your suggestions and how shocking they are.
i would like to see commonhold or a share of freehold, making us true 'shared owners'
we pay $100 \%$ maintaince, we make the house more valuable, the $\mathrm{h} / \mathrm{a}$ does nothing and gains it all with rising rents.
lease extensions should be scrapped - free or atleast 'affordable' at \% you own not 100\% (more profiteering)! with lease extensions staircasing becomes more expensive, 999 year leases should be standard for all homes past/present on shared, removing need for lease extensions while keeping it 'leasehold' so they can 'steward' us still

Name: Jennifer Wood

## Name of organisation:

## Question 1:

No
Comment: I believe leaseholders should have the right to convert to commonhold

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

No
Comment: I believe the leaseholder should have the right to convert to commonhold.

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Yes
(2) Incorporate a review procedure?

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.

Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Yes
Comment: Flats above shops

## Question 23:

Yes
Comment: As example answer to question 22

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 25:
(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

## Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Not Answered
Comment:

## Question 41

Question 42:

Not Answered
Comment:

## Question 43:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered

Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
Question 51:
(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

Question 56:
(1) Yes

Comment:
(2) Not Answered

Comment:
(3)
(4)

## Question 57:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Yes

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Yes

Comment: Where the units are mixed residential and commercial, e.g. a flat above a shop.
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4) Alternative method should be considered

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

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## Question 72:

## Question 73:

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## Question 74:

Not Answered
Comment:

## Question 75:

(1) Not Answered

Comment:
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## Question 76:

Not Answered
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Question 77:
Not Answered
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## Question 78:

Not Answered

Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered

## Comment:

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered
Comment:

## Question 85:*

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Not Answered

Comment:

[^79](4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Yes

Comment:

## Question 87:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
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(4)
(5) Not Answered

Comment:

## Question 88:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
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## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

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(6) Not Answered

Comment:
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## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

Fair and full ownership of a property.
Equal and shared responsibilities and benefits.
A much more attractive proposition to sellers and buyers.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment:

## Question 106:

(1) 1. Historical them and us system. Perceived financial gains and costs offset to leaseholders.
2. Legislation conferring absolute rights, as in right to buy or share of freehold. To cover all existing or proposed leasehold property. As the way of owning and transferring shared property, commonhold can be "sold" to the public as being far superior to leasehold and on a par with freehold.
(2) This excellent consultation encompasses and addresses the issues which will enable commonhold to grow and succeed.

## Question 107:

## Any further comments

## Name: Martin Gillam

## Name of organisation: N/A

## Question 1:

Other
Comment: Yes I agree, freeholders shouldn't be left out of pocket however the process to convert to a commonhold should be simple, quick and importantly cheap. i.e. not using expensive solicitors, maybe standard forms or a standard process created by government.

## Question 2:

Yes
Comment: If people want to remain a leaseholder this shouldn't stop other people living flats converting to commonhold.

## Question 3:

Not Answered
Comment:

## Question 4:

(1) No

Comment: Why not allow individual flat owners to convert to commonhold. This doesn't have to be an all or nothing.
(2) Yes

Comment: At a set rate subject to inflation.
(3) Other

Comment: I would be in favour of making commonholds the norm. All new flats etc to be commonhold. Existing leaseholds to be converted to a commonhold automatically unless both freeholder and leaseholder agree to opt out.
(4)
(5) Not Answered

Comment:
(6) (e) by any other means.

Comment: Leaseholders who can't afford or don't want to pay for their share of the freehold should be given an option to either stay as leasehold until they come to sell. Banks should offer low interest mortgages to cover the freehold purchase.

## Question 5:

(1) No

Comment: Conversion should be the norm. It should be an exception not to convert to commonhold.
(2) Yes

Comment: The freeholder should become a unit owner until the flat / leasehold building is sold as a commonhold.

Other
(3 \& 4) When the flat etc is sold part of the purchase price should go to the freeholder to fund the commonhold purchase.
(5) The freeholder is paid when the flat is sold and converted a commonhold. A simple standard scale could be setup. i.e. a leasehold flat is sold for $£ 200,000$. The lease has 88 years left, a standard scale works out that the freehold on a £200,000 flat with 88 years left is worth $£ 15,000$ so the seller gets $£ 185,000$, the freeholder gets $£ 15,000$ and the flat is converted to commonhold.
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment: Taking in to account how many years left on lease.
(7) The freeholder shouldn't be left out of pocket but a standard scale needs to be set-up so as to avoid arguments about what a lease is worth.

## Question 6:

Comment:

## Question 7:

No
Comment: Converting to commonhold should be mandatory unless both leaseholder and freeholder both agree not to convert. Leave solicitors / tribunals out of this due to their cost.

## Question 8:

Other
Comment: Conversion to commonhold should be automatic for all lease terms

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Other (see below)
(2) Conversion should be automatic unless an individual lease holder and the freeholder decide to "pull out"
(3) Conversion should be automatic, mortgage lenders should make it easy (and cheap i.e. no or low admin fee) to extend loans to pay for freehold interest in a leasehold property.

## Question 11:

Other
Comment: Freeholders shouldn't have a choice unless the leaseholder doesn't want to buy the freehold.

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

Should be automatic process not involving solicitors etc

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
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## Question 19:

Not Answered

Comment:

## Question 20:

Not Answered

Comment:

## Question 21:

(1) Not Answered

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## Question 22:

Not Answered

Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

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## Question 25:

(1) Not Answered

Comment: Not Answered
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## Question 26:

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Comment: Not Answered
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## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

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## Question 30:

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## Question 31:

(1) Not Answered
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## Question 32:

(1) Not Answered

Comment: Not Answered
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## Question 33:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
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## Question 35:

(1) Not Answered

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## Question 36:

(1) Not Answered

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## Question 37:

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## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
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## Question 44:

(1) Not Answered
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## Question 45:

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## Question 46:

(1) Not Answered

Comment: Not Answered
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## Question 47:

(1) Not Answered

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## Question 48:

(1) Not Answered
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## Question 49:

Not Answered

Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment: Not Answered
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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

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## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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(4) Not Answered

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(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
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## Question 62:

Not Answered

## Question 63:

(1) Not Answered

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## Question 64:

Not Answered
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## Question 65:

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## Question 66:

(1) Not Answered

Comment: Not Answered
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## Question 67:

(1) Not Answered

Comment: Not Answered
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## Question 68:

Not Answered
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## Question 80:

Not Answered

## Question 81:

## Not Answered

## Question 82:

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Comment: Not Answered

## Question 83:

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## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
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## Question 86:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
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## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
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## Question 89:

(1) Not Answered

Comment: Not Answered
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## Question 90:

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## Question 91:

(1) Not Answered

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Comment: Not Answered
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## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

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## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

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## Question 99:

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## Question 102:

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Question 103:
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Question 104:
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Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

This consultation is far too long so I gave up half way. Basically leaseholds are bad, commonholds are better. Freeholders are charging far too much and have too much control over leasehold properties and this needs to change.

Name: Rachel Kelly
Name of organisation: n/a

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 5:

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## Question 6:

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(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

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(4) Not Answered

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Comment: Not Answered

## Question 51:

(1) Not Answered
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(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
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## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
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(9) Not Answered
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## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
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## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
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## Question 67:

(1) Not Answered

Comment: Not Answered
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## Question 68

Not Answered
Comment: Not Answered

## Question 69:

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## Question 70:

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## Question 71:

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## Question 72:

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## Question 73:

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## Question 74:

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## Question 75:

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## Question 76:

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## Question 77:

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## Question 78:

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## Question 79:

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## Question 80:

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## Question 81:

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## Question 82:

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Comment: Not Answered

## Question 83:

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## Question 84:

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Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

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## Question 86:

(1) Not Answered

Comment: Not Answered
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## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^81]Comment: Not Answered
(3) Not Answered
(4) Not Answered
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Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
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## Question 89:

(1) Not Answered

Comment: Not Answered
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## Question 90:

(1) Not Answered

Comment: Not Answered
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## Question 91:

(1) Not Answered

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## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
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## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold works for ALL property types (flats, mixed use, estates, etc) and ALL types of resident (owner, shared owner, tenant (private \& social housing), etc). There is simply no excuse to keep leasehold other than a freeholder selfishly trying to keep 'ownership' and 'control' (and the financial benefits that come with this).

The mental stress that I am currently having to cope with is unbelievable- I am unable to sell my leasehold home. I am constantly under financial pressure to pay my council tax, ground rent and maintenance bills, along with paying for permission for any amendments to my house. Had I known any of this I would not have 'bought' my 'own home'.

## Name: David Rincon

## Name of organisation:

## Question 1:

No
Comment: The freeholder should be forced to convert to commonhold if leaseholders meet the required criteria.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) No

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

No
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

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## Question 30:

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## Question 31:

(1) Not Answered
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## Question 32:

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Comment: Not Answered
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## Question 33:

(1) Not Answered

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## Question 34:

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## Question 35:

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## Question 36:

(1) Not Answered

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## Question 37:

Not Answered

## Question 38:

(1) Not Answered

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## Question 39:

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## Question 40:

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Comment: Not Answered

## Question 41:

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## Question 42:

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## Question 43:

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## Question 44:

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## Question 45:

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## Question 46:

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## Question 47:

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## Question 48:

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## Question 49:

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## Question 50:

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## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment: Not Answered
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## Question 53:

Not Answered
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## Question 54:

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## Question 55

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## Question 56:

(1) Not Answered

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## Question 57:

(1) Not Answered

Comment: Not Answered
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## Question 58:

(1) Not Answered

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## Question 59:

(1) Not Answered

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Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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## Question 61:

(1) Not Answered

Comment: Not Answered
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(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered

Comment: Not Answered

## Question 65

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
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## Question 67:

(1) Not Answered

Comment: Not Answered
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## Question 68:

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## Question 69:

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## Question 70:

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## Question 71:

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## Question 73:

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## Question 74:

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## Question 75:

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## Question 76:

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## Question 77:

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## Question 78:

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## Question 79:

(1) Not Answered
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## Question 80:

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## Question 81:

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## Question 82:

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Comment: Not Answered

## Question 83:

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## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
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## Question 86:

(1) Not Answered

Comment: Not Answered
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## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 88:

(1) Not Answered

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## Question 89:

(1) Not Answered

Comment: Not Answered
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## Question 90:

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## Question 91:

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## Question 92:

(1) Not Answered

Comment: Not Answered
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## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
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## Question 96:

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## Question 97:

(1 \& 2) Not Answered
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## Question 98:

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## Question 99:

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## Question 100:

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## Question 101:

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## Question 102:

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## Question 103:

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## Question 104:

Not Answered
Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

## Name: Tina Hart

## Name of organisation:

## Question 1:

Other
Comment: Myself and the owner of the flat above mine wish to purchase the freehold, as the lease has now only 65 years left on it. The freeholder is not open to discussing it. We only pay $£ 10$ a year ground rent each and are responsible for all maintenance and repairs to the property, the freeholder has nothing at all to do with the property.

## Question 2:

## Yes

Comment: As both of us are keen for this to happen, this property would have unanimous consent.

## Question 3:

Other
Comment: I am not sure what is meant by this.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) This is not applicable to me
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Not Answered
(3 \& 4)
(5)
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

## Yes

## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

## Comment:

## Question 10:

(1) Not Answered
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## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
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## Question 13:

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## Question 14:

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## Question 20:

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## Question 26:

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## Question 27:

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## Question 29:

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## Question 31:

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## Question 32:

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## Question 33:

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## Question 34:

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## Question 35:

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## Question 36:

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## Question 37:

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## Question 38:

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## Question 39:

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## Question 40:

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## Question 42:

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## Question 46:

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## Question 47:

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## Question 49:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 54:

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## Question 55:

Not Answered

## Question 56:

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## Question 57:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 64:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered

Comment: Not Answered

## Question 74:

Not Answered

Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

## Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

[^83]
## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

# Name: Andrew Huntley 

## Name of organisation:

## Question 1:

No
Comment: No. This would be still as restrictive as the process that currently exists.

I live in one of three flats in a converted Victorian house. Two of the three flats in my building are owned and are on a long lease (including mine) and the other is owned by the council, who is also the freeholder.

At present, the two leasehold flats cannot purchase a share of the freehold without going through the expensive Collective Enfranchisement process. This requires the upfront cost of a solicitor simply to establish the price to purchase the freehold. It also requires the two flats to purchase the freehold of the third flat, and lease back to them thus increasing the overall cost. The freeholder (council) has stated that the only way to purchase a share of the freehold is through Collective Enfranchisement. They will not sell it to us directly.

A commonhold would allow the two privately owned flats to own their properties outright without needing to purchase the freehold of the additional property in the building.

## Question 2:

## Yes

Comment: People should have the right to own their property outright and not lease it

## Question 3:

No
Comment: It should be available to everyone

## Question 4:

(1) Yes

Comment: This should then result in maintenance costs being paid by non-consenting leaseholders at the current rate under the terms of their lease.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes they should
(5) Not Answered

Comment:
(6) (e) by any other means.

Comment: In my case, the freeholder (the council) owns one of three properties in the building. The other two consenting leasehold properties should not have to purchase the share of the freehold for this property in addition to their own. This is exactly the problem with the current Collective Enfranchisement process that is stopping us purchasing the share of the freehold presently.

The current freeholder (whilst they own the property) should become part of the commonhold association.

## Question 5:

(1) No

Comment: No. This is too high and will stop commonhold from ever being utilised.
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7) Ahead of mortgage repayment charges

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment: The owner of any flat where a commonhold association exists in the building should be a member of this association.

Anyone renting from this owner has a separate rental agreement with that owner. The owner needs to ensure that the person(s) renting abide by the decisions of the commonhold association.

## Question 7:

No
Comment: There should not be barriers stopping people converting leasehold into commonhold or commonhold won't take off at all.

## Question 8:

Not Answered
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Yes. Avoid introducing anything that prevents uptake of commonhold.

## Question 10:

(1) Other (see below)
(2) Option 1 unless the threshold for Option 2 is also set at $50 \% .80 \%$ is far too high and nothing will ever change.

Under Option 1, the remaining leaseholders should be responsible for the percentage of their maintenance costs under the terms of their lease, especially if it is currently higher than it would be under conversion to commonhold.
(3)

## Question 11:

No
Comment: In my situation, the freeholder (the council) owns one of the three flats in the building and rents it. Collective Enfranchisement requires the other two leasehold flats to have to purchase not only the freehold for their own properties, but that of the councilowned property in addition.

This is the whole problem I am currently facing as it adds a much larger cost to purchasing a share of the freehold. Additionally, a solicitor needs to be appointed up-front simply to establish the cost of the freehold purchase which will likely be far too high.

Do not introduce barriers to this. Commonhold should be the default position.

The share of the freehold purchase in this case should be to only require purchasing the freehold of your own property. Not that of anyone else. Then the council and the two owners of the other flat would be members of the commonhold association.

If you have to go through the process of Collective Enfranchisement, you have already done the hard part. Why bother then making your property commonhold? You already have the main advantage of no external landlord.

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

No it would not whilst Collective Enfranchisement is still required for the points already stated.

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered

Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Yes, reduce overheads and paperwork

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2) $>50 \%$
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) No, the directors of the commonhold association should not be under such a duty Comment:

## Question 40:

Not Answered
Comment:

## Question 41

Question 42:
Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) There should be swift procedures in place to remove any threat or behaviour that risks the insurance. Especially if properties are let.
(2) Yes

Comment:

## Question 49:

Yes

Comment:

## Question 50:

(1) Other

Comment: Or better than "like with like" if it was not sufficient to start with.
(2) Other

Comment: Only for common areas
(3) Yes

Comment:
(4) Yes

Comment: This is particularly appropriate for noise transmission between floors where, to date, many properties still do not have acoustic or sound proofing underlay.

This could be a rule that could be set.
(5) Yes

Comment:

## Question 51:

(1) Prescribed
(2) To make sure that entry can be gained in circumstances such as water leakage, access to the roof for TV equipment etc.
(3) Prescribed makes more sense for horizontally-divided where a flat above can cause damage to one beneath it.
(4) To deal with water leakage when the home owner is not around or not responding

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

Question 57:
(1) Not Answered

Comment:
(2) Yes

Comment:
(3) No

Comment: > 50\%
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Yes

Comment: Particularly if current leases state a certain higher or lower percentage towards costs of the whole building
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

## Comment:

(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

Whereby the council owns a property in the building and prevents the owners of leasehold properties from buying the share of the freehold other than by Collective Enfranchisement forcing the other owners to purchase the freehold on the council-owned property too at much greater and unnecessary expense.

Your current proposal is to make leaseholders go through the Collective Enfranchisement procedure.

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

No

## Comment:

## Question 85: ${ }^{*}$

(1) No

Comment:
(2) Yes

Comment:

## Question 86:

(1) No

Comment: Other unit owners should not have to cover others and be out-of-pocket

[^84](2)
(3) Other

Comment: If costs are recovered from the sale
(4) Other

Comment: Depends on the amount and also how many times payments have been missed
(5) Frequency of missed payments
(6) Yes

Comment:
(7) Yes

Comment:
(8) No

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

## Comment: Not Answered

(2) Not Answered

## Question 93

It will be great to take control of the building and not have a landlord.
Improvements can be made.
Repairs will be able to happen much quicker from any supplier - not the landlord's choice.
Will actually fully own my own property.

Need to remove the need for collective enfranchisement as the first step or this whole programme won't get going.

## Question 94:

An advantage of commonhold would be removing outdated clauses in leases such as having to have:

Net curtains

- ugly and hold dust

Lay carpets

- acoustic or soundproof underlay under a hard wood floor is better for noise reduction than a carpet with no underlay

No vacuuming on a Sunday before 11am

- technically means that vacuuming at 3am on a Tuesday if fine but 10am on a Sunday is not


## Question 95:

(1) Leases are too long and outdated in many areas
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

Question 100:
Question 101:
Question 102:
Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment:

## Question 106:

(1) Remove your proposal for collective enfranchisement as the first step.
(2)

## Question 107:

## Any further comments

Not Answered

## Name: Chris Marshall

Name of organisation: Private Individual (Leaseholder)

## Question 1:

No
Comment: Because if the freeholder doesn't have to ever release the freehold, they won't.

## Question 2:

Yes
Comment: Because it can be hard to get some leaseholders to take an interest in such matters, particularly buy to let landlords

## Question 3:

Other
Comment: This is put in a confusing way so that I don't fully understand to answer the question. The more provisions you include to complicate matters, the more unscrupulous freeholders can take advantage of leaseholders' lack of funds to pay lawyers

## Question 4:

(1) Yes

Comment: That seems reasonable and is already the threshold for right to manage so maintains consistency.
(2) Yes

Comment: This is only right as they should not be left in a disadvantaged position by something they didn't want in the first place.
(3) No

Comment: Again, this is a bit confusingly worded but why could they not have the option to do either?
(4) yes but the commonhold interest should be priced nominally so it does not hinder the purchase.
(5) Yes

Comment: I agree but am a bit confused as to why some tenants would not qualify. Every leaseholder and every leasehold/freehold property should qualify
(6) (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the nonconsenting leaseholder's lease; and/or (e) by any other means.

Comment: A loan for the remaining amount should be made available as part of a scheme at very low interest (to reimburse the actual operating costs) and when the lease is sold, the freehold is lumped into the price of the unit at which point the loan is repaid.

This gives an incentive for the government to take notice of the prices which freeholders and subsequent resellers are charging for freeholds and to keep those prices reasonable.

The loans should be funded by increasing taxes on buy to let income. That will reduce margins in buy-to-let and therefore incentivise the sale of leaseholds by some buy to let owners, hastening the conversion to commonhold. That could have the knock on effect of decreasing prices on these high pressure, lower priced properties. That could mean that, as the real value of the property itself falls, a margin would open up to accommodate the price of the commonhold interest while maintaining the same retail price for the property. That will help residential buyers including first time buyers; provide current freeholders with reasonable prices on their interests and stabilise house prices in the future due to trimming the buy to let market.

Or something like that... Freehold/leasehold should be the least preferred option and transferring from it should be made possible for all foreseeable leaseholder groups (of over $50 \%$ ) which means that the government has to understand that in a block of 200 flats, probably where people are on low income, their residents group/company is never going to be able to stump up money to pay for all the rest of the freeholds on all the flats. Equally, leaseholders shouldn't be given an incentive to freeload off their neighbours in the case that a residents' group is able to get enough funds. Equally, current freeholders shouldn't be seeing selling their freeholds as an income stream, rather a statutory requirement which sees them get a fair price but nothing more.

## Question 5:

(1) No

Comment: $50 \%$ still seems like a fair proportion but the underlying issue seems to be, "why would they not want to take a commonhold unit?". If the answer is because it is prohibitively expensive and/or complicated then this new policy should be considered a failure.
(2) Yes

Comment: Yes, but on the provision that better controls are introduced on what freeholders are allowed to charge to those non-qualifying tenants

Other
(3 \& 4) This is quite similar to question 4 (6). See my answer to that question.
(5) as above...

Freehold/leasehold should be the least preferred option and transferring from it should be made possible for all foreseeable leaseholder groups (of over $50 \%$ ) which means that the government has to understand that in a block of 200 flats, probably where people are on low income, their residents group/company is never going to be able to stump up money to pay for all the rest of the freeholds on all the flats. Equally, leaseholders shouldn't be given an incentive to freeload off their neighbours in the case that a residents' group is able to get enough funds. Equally, current freeholders shouldn't be seeing selling their freeholds as an income stream, rather a statutory requirement which sees them get a fair price but nothing more.
(6) (b) as that fixed amount, with interest;

Comment: It all depends, if interest is being accrued on a loan etc. which the consenting leaseholders have been paying in the mean time since the conversion then that will have to be recovered. If the value of freeholds is set nationally at a nominal non-profitable rate to force prices on unscrupulous freeholders then clearly no interest needs to be charged, except possibly as a method to fund the regulation of the transition.
(7) It should be subordinate to any other charges if non payment of those charges could damage the rights or finances of other residents

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment: 2 is a terrible idea because service charges will run rampant. The economy is darwinistic and those people doing well enough to own freeholds to whole blocks of flats or areas of houses must be presumed to have been successful in such an environment, therefore is should be assumed that where they are allowed to levy extortionate charges, they will.

## Question 7:

## Yes

Comment: Yes, on provision that a fixed cost is allocated to this process and there is no facility for freeholders to attempt to recover costs from leaseholders otherwise they will continue to do what they do now in many cases where they bring their financial power to bear and scare off leaseholders with solicitor and barristers fees

## Question 8:

Yes
Comment: To continue in that manner would cause the least disruption and minimise uncertainty for renting tenants

## Question 9:

Other

Comment: What charges are being referred to? if there is finance outstanding on the property because of a freeholder using it as collateral they should be warned immediately (following the consultation) that they should repay any loans etc. or face forclosure when the ownership of the property is transferred. The responsibility to repay any loan should stay with the person who took it out rather than following the asset they held as collateral. That seems obvious.

The exception to that would be if the loan had been taken out to pay for work on the properties themselves. However, if such loans have been taken then before transfer of the loan, the freeholder must provide justification as to why a loan was taken in addition to the maintenance payments and service charges already imposed by them and if it was reasonable to have organised the finances in any other way, to avoid taking a loan, then the responsibility for repayment of that loan should stay with them rather than be transferred to the new owners.

## Question 10:

(1) Option 1
(2) Option 1 but there must be a mechanism to convert those leaseholds upon sale.
(3)

## Question 11:

No
Comment: This is needlessly complicated. Why are freeholders refusing? because they think they can make money out of owning the freehold. The law should be structured to prevent them from making profit from freeholds and that would eliminate their incentive to refuse. They have had their chance and they robbed everyone blind with ludicrous charges and neglectful ownership practises. Actions have consequences.

## Question 12:

(1) Yes

Comment: Unless the leasehold changes hands in that time
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment: Once the claim notice has been served there needs to be a good reason for withdrawing it and as the service was a group decision so too should the withdrawal be.

## Question 13:

(1) Yes

Comment: Why not

## (2) Other

Comment: It is very concerning to me that any financial institution has accepted freeholds as collateral because if the freeholder were to default on payments then that could effect the lives of the leaseholders. As such I think that only loans which were taken out to provide funds used in the maintenance etc. of the properties in question should be transferrable. If the bank loses out, tough, investing means you can loose money as well as make money, they tell us that all the time. If the freeholder is held responsible by the bank to pay off the loan and they can't, tough, they shouldn't have been taking loans out using other people's homes as security!

Where the loan was taken out to provide funds for works on the property the financial management of the building/s should be audited and if the freeholder could reasonably have raised funds in any other way then the loan should not be transferred with the ownership of the property.

## Question 14:

Other
Comment: All such freeholds should be converted, free of charge, to commonhold if 50\% or more of the FMC shareholders agree. If no agreement is reached then yes, the common part should change and the flats should be converted to commonhold upon sale

## Question 15:

I am very concerned, where I wasn't before I read the questions, that there are potentially loans taken out by freeholders for other purposes than maintaining the relevant properties which lenders allowed them to take out against other people's homes! That is now as much of an issue in my mind as any of the other, equally concerning, problems with the property laws in the UK (management company fees, freeholder service charges, estate agent fees for renting tenants, escalating legal costs, a tribunal service which allows presentations by lawyers etc. etc.)

Instead of going through all these issues one by one I feel personally that it would help with simplification and costs if this process one done just once. Please start at the start. What does the government want the UK property market to be like? If the answer is fair, transparent, consistent, understandable etc. etc. then set those as objectives and start from scratch. Devise a system that means people aren't able to rip each other off or launder money or use the legal system as a barrier to people seeking justice!

## Question 16:

(1) No
(2) Can't think of any others right now

## Question 17:

(1) Yes

Comment: Sounds reasonable
(2) Other

Comment: What's the difference?
(3) No. Are you aware of any other options you should be considering?

## Question 18:

(1) Yes

Comment: While a separate committee would be good, the sections have to be able to exist and function without
(2)

## Question 19:

Not Answered
Comment: More explanation of this question is required for a thorough answer.

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment: Option 2 is a balance between 1 and 3 , achieving the objective set out at the top

## Question 21:

(1) Yes

Comment: Yes, provided that, by allowing a developer to create a section it does not damage the self governance of any future owner or tenant
(2) No

Comment: There should be fixed reasons for setting up sections to try and eliminate whatever reasons there might be for anyone to object
(3) Yes

Comment: yes, after they have approached the association with their objections and no resolution has been found

## Question 22:

Yes

## Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Other

Comment: See my answer to Q16 (21)
(2) Yes

Comment: yes, after they have approached the association with their objections and no resolution has been found
(3) No

Comment: There should be clear reasons, in order to minimise disruption. Or the option to go to tribunal in extraordinary circumstances.

## Question 25:

(1) Other

Comment: Don't understand the question.
(2) Again, I don't understand the background to the question so don't really know what you're asking.

## Question 26:

(1) Other

Comment: Don't understand again. What are developers' directors being appointed to?
(2) Other

Comment: They should only be the commonhold owners of unsold units; and the land, common parts etc. should already be commonhold from the moment they are commissioned.

## Question 27:

If anything, the developers should be required under law to complete the work for which the rights have been granted to stop them from leaving properties unfinished or in a condition of rapid dilapidation due to poor construction. That could have a time limit, like a warranty, after the work has been completed.

## Question 28:

## Yes

Comment: The fact that they do that now should be taken as an aggravating factor when you are considering their inevitable lobbying

## Question 29:

Don't understand you haven't defined the transitional period.

## Question 30:

no. Although a simplified form could be constructed by HMRC to make it all easier because it takes time out of people's non work life and often people are insecure about their submission to the extent that they have to hire accountants to assist them. Just one more way the property system is geared to give free rides to service companies.

## Question 31:

(1) I don't know what a CVA is
(2) See above

## Question 32:

(1) Other

Comment: I think that commonhold associations should have no powers which could put them in such a position. ie. they should not be able to take out loans, get credit or be sued.

Management companies, limited by share, should be established to undertake maintenance and management so if any loan is taken out to do work the repayment responsibility rests on them.
(2) Yes

Comment: If for some reason an administrator

## Question 33:

(1) Yes

Comment:
(2) If those responsible for any financial mismanagement are so because of criminal activity and it would fall to them to become members of the new association. In which case the ownership should be held by the a separate body, linked to the tribunal and reviewed every 2 years until those people are no longer in a position to cause trouble, then a new association should be set up.
(3) Yes
(4) To limit the activities and powers of the association particularly in financial matters

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) No

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) No

Comment:
(3) no

## Question 37:

yes. The powers of the CCS should be limited to things which will actually effect others in the associations remit.

## Question 38:

(1) Other

Comment: What do you mean?
(2) $50 \%$
(3) always
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40

Yes
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) that could happen
(2) Don't know enough about it to say. Just use whatever it takes to oversee such owners

## Question 45:

(1) No experience
(2)

## Question 46:

(1) Yes

Comment:
(2) Other

Comment: Maybe, but I'm not familiar with the principle
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) No

Comment: Only yes if that is changed for freeholds too so that those owning the freeholds currently are made to pay rather than it just being a standard cost for all new associations.
That would encourage poor practise by freeholders and insulation providers
(3) Yes

Comment: But this should only be up to like for like
(4) Yes

Comment:
(5) Yes

Comment:
Question 51:
(1) Prescribed
(2)
(3) No distinction should be made
(4) rights of entry should always have to be justified to a court, in the case of an emergency, after the fact and in all other cases before.

If a right to enter other people's homes is what you're talking about.

## Question 52:

(1) Yes

Comment.
(2) Yes

Comment:
(3) (2) some other criterion

Comment: If they have a window in the immediate vicinity their lives may have been put at risk due to carbon monoxide poisoning and the installer may be in breach of regulations. defined minor works could be always permitted, eg. making a hole for an outlet of any air duct or pipe but not for a gas flue unless the hole meets requirements for distance from windows etc.

## Question 53:

Yes
Comment: If you mean long term contracts between maintenance companies and freeholders/leaseholders then yes.

In our block the management company was very poor and progressively increased their charges while reducing their work until a point where they voluntarily withdrew from managing our block, telling us they had passed responsibility and our money back to the freeholder but because the freeholder argues that the management company only had the contract to do the work because of an agreement between them and the company named on the lease back in the 80s, they (the freeholder) now have no responsibility to appoint a new company because they say it all still rests on the original company, named on the lease, despite the fact that that company is just one man in his 80 s who is in no position to undertake the work. We don't have the money to challenge the freeholder and therefore are forced to either go right to manage or to pay to go to tribunal to have a new company appointed (I'm sure that company would only be one in collusion with the freeholder anyway) and either way the freeholder has the reserve fun and other money from the
management company that walked out and we will need to pay to go to court to get that back. Not that they have even shown us accounts to say how much it is.

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

Don't know

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered

Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered

Comment: Not Answered

## Question 72:

Not Answered
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

## Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

[^85]Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered
Question 102:
Not Answered
Question 103:
Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I only had time to complete half the questions but I have tried my best to give thorough answers so would appreciate my submission being taken into account.

Thanks

Name: Mr Kenneth Mason
Name of organisation: Private flat leaseholder

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Layered commonholds

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.

## Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

## Yes

Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
Question 51:
(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment:
Question 54:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 55:
Question 56:
(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

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(8) Not Answered

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(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
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(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered

Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
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## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

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Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^86]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered
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## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Deborah Wilcox

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered
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Comment: Not Answered
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Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 13:

(1) Not Answered

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Comment: Not Answered

## Question 14:

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Comment: Not Answered

## Question 15:

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## Question 16:

(1) Not Answered
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## Question 17:

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Comment: Not Answered
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## Question 18:

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Comment: Not Answered
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## Question 19:

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Comment: Not Answered

## Question 20:

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Comment: Not Answered

## Question 21:

(1) Not Answered

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## Question 22:

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Comment: Not Answered

## Question 23:

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Comment: Not Answered

## Question 24:

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## Question 25:

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Comment: Not Answered
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## Question 26:

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Comment: Not Answered
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Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
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## Question 32:

(1) Not Answered

Comment: Not Answered
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## Question 33:

(1) Not Answered

Comment: Not Answered
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(4) Not Answered

## Question 34:

(1) Not Answered

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## Question 35:

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## Question 36:

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## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
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## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

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## Question 44:

(1) Not Answered
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## Question 45:

(1) Not Answered
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## Question 46:

(1) Not Answered

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(3) Not Answered

## Question 47:

(1) Not Answered

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## Question 48:

(1) Not Answered
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## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

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(2) Not Answered

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## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
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## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered
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## Question 57:

(1) Not Answered

Comment: Not Answered
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(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
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Comment: Not Answered

## Question 59:

(1) Not Answered

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(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
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Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

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## Any further comments

I am battling cancer and quite frankly I have completed several consultations previously and find them too complex for the average person to tackle or understand hence I am skipping to this last question for my voice to be heard - without all the stress of having to try and navigate through this ordeal!

I was mis-sold my new build Leasehold property which has ended up being little more than a money making scheme for the unscrupulous developers and their managing agents.

I am devastated to discover that I have "bought" little more than a long term tenancy in a property which will do nothing but exploit money from me and which is little more than a parasite making other people rich for doing little to nothing.

The stres this has caused me is incalculable.
Please, please, please, please bring in Commonhold so people like me can actually own our own homes which we will actually be able sell in the future and which are not just a mechmism to legally exploit normal working people like me.

Please end this feudal, draconian, exploitation which has no place in the modern world and stop us being ripped off by this awful white collar crime!

Thank you

Name: George Wilcox

## Name of organisation:

## Question 1:

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## Any further comments

Please ban Leasehold and make Commonhold the new tenure for those of us living in multi occupancy buildings.

We have been abused and exploited long enough and this needs to STOP

## Name: Philip Bree Esq LLB(Hons) PGDipLP MA(Legal Practice) LLM

## Name of organisation:

## Question 1:

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## Any further comments

1. COMMONHOLD provides an opportunity to think afresh and provide a specificallydesigned accountable, transparent, and democratic system for managing buildings throughout the sovereign jurisdiction of England and Wales.
2. COMMONHOLD should be mandatory for flats and freehold for houses.
3. COMMONHOLD is used in the sovereign jurisdiction of Scotland and in the majority of the rest of the world. Leasehold is a feudal, unaccountable, non transparent, autocratic, totalitarian and outdated system that links to the historic and anachronistic system of subinfeudation that must be abolished and assigned to the history books - if we truly inhabit an open, accountable and democratic society.
4. COMMONHOLD contains bespoke provisions which cover EVERY aspect of management.
5. In COMMONHOLD there is NO external landlord. Shared services are funded through COMMONHOLD contributions, which, importantly, the unit owners control themselves.
6. COMMONHOLD provides a once in a generation opportunity to rethink how we own property through the Sovereign parliament of England (under a King/Queen) and the Principality of Wales (under a Prince)[which can NEVER be vested of a Parliament] and
offers homeowners an alternative to Leasehold (linked inextricably to the Freehold Interest in the real property).
7. IN CONCLUSION, many lawyers (including myself) believe it is time to revisit our archaic constitution - and look more carefully at HOUSING LAW that needs to adequately protect secure/assured tenants from the commercialization and/or egregious Conflicts of Interest held by the trustees and CEOs of many/most of the Private Registered Providers of Social Housing (PRPSH - as defined in section 80 of the Housing and Regeneration Act 2008 - previously denoted as Trustees of Registered Social Landlords \{RSLs\}/Housing Associations \{HAs\}, such as for people who are particularly VULNERABLE and suffer from inordinately high levels of execrable DISCRIMINATION - to suffer once again with housing that is often NOT FIT for HUMAN HABITATION - to be HARASSED by "neighbours from hell", placed there by the PRPSH and/or deliberately placed in totally unsuitable accommodation by the PRPSH [with a view to seeking to ensure accelerated vacant possession (with a significant uplift in property pricing - this has been done in west London to great effect to benefit many PRPSHs)] and/or those secure/assured tenants in receipt of Housing Benefit to be informed of what have been proved to be fraudulent rent arrears and/or subjected to unreasonable regular rent increases and for the secure/assured tenants to suffer commensurate mental torment without demur - on a long term basis by unscrupulous PRPSHs)? [To add insult to injury - ACCESS TO JUSTICE is often denied to the secure/ assured tenant due to the significant political changes - such as the euphemistically termed "ACCESS TO JUSTICE ACT ("AJA") 1999" and the LEGAL AID, SENTENCING AND PUNISHMENT OF OFFENDERS ACT ("LASPO") 2012 - without effective legal aid many prospective clients are subjected to grossly unreasonable conduct by unscrupulous PRPSH landlords which the totality of evidence goes as far as to clearly indicate that criminal tactics and Rachman-style ("strong-arm") tactics are still very much deployed by PRPSHs in 2019 - in the very heart of London].

## Name: Alma Borg

## Name of organisation: Mr

## Question 1:

## Yes

Comment: I do think leaseholders should be able to aquire the freehold at a reasonable cost

## Question 2:

Yes
Comment: some people would be to frightened to change

## Question 3:

Other
Comment: not sure what eligibility means

## Question 4:

(1) Yes

Comment: a before some leaseholders may be frightened by change
(2) Yes

Comment: if wanting to sell this would be a good option
(3) Yes

Comment: the whole should be the same
(4) not too sure
(5) Yes

Comment: not sure re shared ownership
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment: the problem now is a 3rd party involvement, so not in agreement to other 3rd party interest

## Question 5:

(1) Other

Comment: I think 50\%
(2) No

Comment: the problems now are with the freeholders, once this has been resolved the flat owner will not be amenable to dealing further with the freehold

Yes
( $3 \& 4$ ) this will take the place of the payment of yearly lease
(5) Banks should lend as a mortgage and flat owner repay over a stated time
(6) (b) as that fixed amount, with interest;

Comment: in other countries a flat or house can not be sold until all outstanding mortgage and fees have been paid up
(7) if the ground rent or lease is paid annually and is converted to commonhold then the charge for obtaining the commonhold should be first priority

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment: not sure about this

## Question 7:

No
Comment: Again not clear on this

## Question 8:

Yes
Comment: leases of 21 yr or less are virtually unsaleable so should continue

## Question 9:

No, it should not be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: with doubling ground rent how does this work?

## Question 10:

(1) Option 2
(2)
(3) Most flat owner will want to obtain the freehold as will make selling easier

## Question 11:

No
Comment: It should be law that if $50 \%$ want to change the freeholder must comply.

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment: if leaseholders collectively agree
(2) Yes

Comment:

## Question 14:

No
Comment: This is not necessary, see how blocks of flats are managed in Spain for instance.

## Question 15:

Valuation of property should be made knowing the price of selling a unit with the existing lease rather than the price of "new" unit. That is, many flats having doubling ground rents have been devalued because of this. Therefore can not be sold at fair market prices. This should reflect the valuation.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Other

Comment: not sure as to this question
(3)

## Question 18:

(1) No

Comment: It should be mandatory to have a committee of the common holders or at least 3 on said committee.
(2) A committee of commonholders should be able to chose a management company to take charge of the running of the whole property, ie gardens common areas etc. Also to have the power to change if said management was unsatisfactory.

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) No

Comment: i feel the developer should hand over all power to the common holders, too much dodgy dealings have been done in the past by developers and people are wary of being duped.
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Other
Comment: not sure about this quetion

## Question 23:

No
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2) As long as thi is decided by the common holders and not the developers

## Question 26:

(1) No

Comment: There should be NO developers on any committee of common holders. If the commonholders own the freehold.
(2) No

Comment:

## Question 27:

When a developer has sold a freehold and the whole unit, either a house or block of flats becomes common hold then the developer should have no rights regarding the property.

## Question 28:

## Yes

Comment: The developer should cease to have any power over units sold.

## Question 29:

I am not a lawyer so therefore can not say. But I think Lease hold should be completely abolished! other countries do not have leasehold. There is no reason whatsoever to pay a ground rent. In other countrys particularly Spain when you purchase a flat you own it. And the block is maintained by a management company, fees are paid by each unit owner. I am not sure if this commonhold is similar. Every one buying a property either flat or house should own it and have the right to sell when and if.

## Question 30:

The management company should do any filing needed for HMRC.

## Question 31:

(1) not sure as to this question
(2) not sure

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment: it would mean taking action against any unit who had not paid there contributions

## Question 33:

(1) Yes

Comment: the common hold is the unit of houses or flats and someone has to be able to get debts collected
(2) if the debts owed are in excess of $10 \%$ of the whole, the debtor should be taken to court to obtain the debt first.
(3) Other
(4) see answer above

## Question 34:

(1) No

Comment: if the debt is incurred because some of the units have not paid into the pool, then those units should be chased to pay their debt.
(2) Yes

Comment: As in other countries if owners do not pay the fee required then court proceedings are asked to redeem the money even confiscating the property.

## Question 35:

(1) No

Comment:
(2) there should be regulations saying that any lettings must comply with the regulations of the whole unit and if not, the owner should be reprimanded before action taken.

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment: Who would benefit from Event fees?
(3) I can not envisage an "event" in a block of flats. But if all units agree then why not.

## Question 37:

not sure

## Question 38:

(1) Other

Comment: not sure what is meant by higher threshold
(2) $75 \%$
(3) any time
(4) mall amendments $50 \%$ more substantial $75 \%$

## Question 39:

(1) Not Answered

Comment: not sure
(2) Yes, the directors of the commonhold association should be under such a duty

Comment:

## Question 40:

Other
Comment: all matters relating to the common holders should be subject to a vote.

## Question 41:

will have to consider this

## Question 42:

## Yes

Comment: An AGM should be held every 12 months and directors changed when appropiate

## Question 43:

(1) No

Comment: if necessary a mandatory rotation of unit owners should be implemented, as in other countries
(2) Yes

Comment: A mortgage should not mean a unit owner is not allowed to vote or serve on any committee.
(3) Yes

Comment: do not agree to paid members of a commonhold committee

## Question 44:

(1) this could arise, but restricting any person or company to one vote per person no matter how many units they own is best
(2) see answer above

## Question 45:

(1) proxy voting can be abused but usually its when there is discontent with the committee or directors
(2) (1) a restriction on the number of proxy votes that any individual might hold one vote per person even if more than one property owned

## Question 46:

(1) Yes

Comment: overall insurance for the public places and building is a must, and individual insurance should have to be proved and certificates registered by the committee.
(2) Yes

Comment:
(3) not sure

## Question 47:

(1) Yes

Comment: management companies do this now
(2) Yes

Comment:

## Question 48:

(1) it should, it is in other countrie
(2) Other

Comment: This is the insurance companies surely

## Question 49:

Other
Comment: Why would they need this

## Question 50:

(1) Yes

Comment: management companies do this
(2) Yes

Comment:
(3) Yes

Comment:
(4) No

Comment: should be a national standard
(5) Other

Comment: national standards should apply

## Question 51:

(1) Prescribed
(2)
(3) 1
(4) the usual rights of entry, flat being more difficult to police

## Question 52:

(1) Yes

Comment: if its inside your unit
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

## Yes

Comment: developers have been greedy and underhand, one problem thousands have come across is doubling groundrent clauses. These have often not been explained by either the developers or solicitors. This has put undue stress on people, flats can not be sold unless a very low price is agreed. Most lenders will not lend so people can not move on. Something must be done as it is really causing distress.

## Question 54:

(1) Yes

Comment:
(2) Not Answered

Comment: depends on the contract
(3) Other

Comment: where possible

## Question 55:

NA

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) i am not sure if the contributions include the ground rent and the management fees
(4) a period of 14 days should be given for alternatives to be put forward, if none are forthcoming then the original suggestion hould go through

## Question 57:

(1) Yes

Comment: any amount over 300 pounds should be voted on
(2) Other

Comment: A cap by social housing but not necessarily on private units
(3) Yes

Comment:
(4) No

Comment: if you have not been informed you can not challenge before

## Question 58:

(1) Yes

Comment:
(2) Other

Comment: it should be $10 \%$ of overall take
(3) Other

Comment: in other countries it is $10 \%$ of the whole kept in reserve
(4) Other

Comment: should be mandatory 10\%
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Other

Comment: it should stand at $10 \%$ of the whole all the time, unless needed
(9) yes but each year 10\% i again put in the reseve fund
(10) No

Comment: mandatory 10\% each year

## Question 59:

(1) Other

Comment: if the unit is in some way different as in 3 beds rather than 2 , or 2 bathrooms instead of 1
(2) there should be limitations

Comment: as before unit space should be taken into account, as in size of unit

## Question 60:

(1) Yes

Comment:
(2) variations should be made if one unit is significantly bigger in area than others
(3) yes floor area should be taken into consideration
(4) commercial units should pay more

## Question 61:

(1) Yes

Comment:
(2) as in other countries all debts relating to the unit has to be shown to have been paid up to date of handover to new owner
(3) Yes

Comment:
(4) Yes

Comment:
(5) new owners should be handed a certificate by seller or agent
(6) CUIC should be amendable

Comment:

## Question 62:

I feel the mortgage lender should know about the commonhold association but should not have any influence on the unit owner.

## Question 63:

(1) No

Comment: unless a grave situation arises
(2) Other

Comment: not sure about this

## Question 64:

Other
Comment: cant see the need for this

## Question 65:

No
Comment: all leases should be made available to the person or persons who buy a specific unit, either having a common hold association or something else.

## Question 66:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) No

Comment: all units whatever status should have the right to vote on any matters relating to the whole
(4) Other

Comment: they should already on taking out a shared ownership be a member of the association

## Question 67:

(1) No

Comment: should be shared voting rights and mandatory
(2) No

Comment: if it common hold its commonhold for all!
(3) No

Comment: should not have to purchase this, should just pass over

## Question 68:

Other
Comment: leases should be abolished for private property and only used for commercial properties

## Question 69:

this depends on the will to go ahead and abolish leasehold completely, only housing associations and social housing should be commonhold really

## Question 70:

Other
Comment: not sure about this

## Question 71:

Other
Comment: this is against their human rights I believe, proper common hold is the whole of the stated units being in "commonhold" that is all equal

## Question 72:

at the moment banks are unwilling to lend on certain lease properties, that is why we as leaseholders are in uproar about the way leasehold has gone in the last 20 years

## Question 73:

## Yes

## Comment:

## Question 74:

## Yes

Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Other
Comment: not sure

## Question 78:

Other
Comment: possibly

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

if a unit holder has a legitimate grievance they should be allowed to challenge the association

## Question 81:

the unit owner mut have a good reason to challenge the association, and if the dispute can not be resolved locally then they should be allowed to try the Tribunal

## Question 82:

Other
Comment: depends on the dispute

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.

## Comment:

## Question 84:

## Yes

Comment:

## Question 85: ${ }^{*}$

(1) Yes

Comment:
(2) No

## Comment:

## Question 86:

(1) Yes

Comment: all avenues should be looked at before any extreme action taken
(2) written advice must be sent to any unit not paying fees, then time given to reply. If no discourse is entered into and even face to face talks then action could be then taken to retrieve the monies.
(3) Yes

Comment:
(4) Yes

Comment:
(5) if fees are outstanding for 2 yr then a solicitors letter hould be sent explaining what the next action will be. If the unit owner displays a willingness to start a pay plan then this should halt the action of selling. If not a time should be set to go to court.
(6) Other

Comment: the unit should be sold as a whole and fees paid then the residue payed to the previous owner.
(7) Yes

Comment:

[^90](8) Yes

Comment:

## Question 87:

(1) No

Comment: if a block of flats becomes commonhold they should stay common hold unless $100 \%$ agree to any change
(2) No

Comment: it should be the unit owners if $100 \%$ agree not the court
(3) as said it should be $100 \%$ of unit owners to agree, as whatever is proposed will in all probability be better than the system already in place
(4) if $100 \%$ want to terminate an agreement just a straightforward legal document should be enough
(5) Yes

Comment: with $100 \%$ in agreement this should be a formality

## Question 88:

(1) Yes

Comment:
(2) No

Comment: it is preferable to keep all the same
(3) Yes

Comment:

## Question 89:

(1) Other

Comment: this would be misused by unscrupulous landlords, anyway I do not think flats or houses should have landlords as in being the freeholder.
(2) unit owners should not be called tenants, they should be owners within a commonhold

## Question 90:

(1) Other

Comment: the lender in mortgage agreements own the unit until the mortgage ha been paid off by the mortgagee, so is technically is the member of the association, but delegates to the mortgagee
(2) Other

Comment: not sure
(3) Yes

Comment: unfortunately negative equity has become the norm for units with doubling ground rents
(4) think they can manage

## Question 91:

(1) Other

Comment: not sure what proceeds there would be, if everyone has paid the same and there is a surplus then everyone should get the same share
(2) Other

Comment: this should be already on the books a to whether all units are equal or not
(3) Yes

Comment:
(4) taken into account should be what amount each unit has contributed, if there are debters then the amount they owe should be taken out of their share before distributing
(5) sounds expensive!!
(6) Yes

Comment:
(7) depends what is meant by destroyed, fire , then all units should be valued the same, also water, but surely insurance should cover damage

## Question 92:

(1) No

Comment: the common hold should not be allowed to become insolvent
(2) not sure, but as before insurance should be in place to cover this

## Question 93:

I am not in favor of commonhold as portrayed here. I lived in Spain for a few years and there a block of flats was taken as the owners owning the flats. The flats were run by a managing company who applied fees to keep the building insured, cleaning of communal areas, garden and pool maintained etc. When any owner was behind with payment they could resort to court to either obtain the money or eventually to take the flat. I prefer this method to any landowner being involved at any level.

## Question 94:

it must be better than leasehold, but I prefer freehold as a norm

## Question 95:

(1) most buyers do not read through a whole lease, they rely on their solicitor or the seller to explain any problem. When a company is responsible for maintenance there should be yearly accounts stating clearly what expenses are incurred. If not the whole committee should be able to sack them and change to another company
(2) yes we should all read through such documents
(3) When you buy a flat in Spain or a house and it is in a community, ie several units, you automatically belong to that community, you can not opt out. You have to accept the fees paid, you are entitled to attend an AGM and state your case on any item on the agenda. The community is run by a management company who pay bills ie gardener, cleaner electricity in communal area. Also there is an appointed President and vice president who live in the community, some rotate or volunteer. They liaise with the management company. The President can sack the company if they do not do a good job. You do not have a "landlord" the developer sells the property which is registered in the name of the purchaser. This goes on all over Spain, leasehold is not known there.

## Question 96:

not sure, but commonhold seems to be complicated

## Question 97:

(1 \& 2) not sure about this, but all the questions seem to me to be leading to an expensive way of exchanging one bad way, leasehold to another similar bad way common hold. As I see it common hold still has the building or unit technically owned by a landlord and not the person who has "bought" the unit and who thinks they own it.
(3) all too expensive, change has to come but it seems to me the people who will be made to pay are the unsuspecting unit "owners"

## Question 98:

no way to say, some will come out reasonable others no so

## Question 99:

in Spain this is unusual as people usually suddenly find the money to pay debts when threatened with court action

## Question 100:

This all depends on the people involved, if lawyers get involved it will be costly, disputes should be decided locally where possible, among the management company and committee of the common hold

## Question 101:

Dont jump the gun, most disputes are between developers or freeholders and the "tenants"

## Question 102:

that all depends on whether the units are freehold or still in the hands of landlords

## Question 103:

if the model of the Spanish system i used all of this could be sorted very easily

## Question 104:

do not know this

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers do not want to change from Leasehold as in recent years leases have become a cash cow and a way of making money. The government should pass laws prohibiting any property being sold as leasehold, and retrospective to any property built within the last 30 years, or make it cheaper and easier for freeholds to be bought by unit owners. We have had enough of developers like Taylor Wimpy and Persimmion and others taking money from leaes and then selling those said leases to financial companies who exploit onerous clauses.

## Question 106:

(1) Just abolish leasehold, it has been done in Scotland, we are all part of the United Kingdom!
(2) I do not know, all I do know is something has to change

## Question 107:

As said before, Scotland has moved forward so why not England and Wales

## Any further comments

I am still not sure as to how different commonhold is, but if it makes flats and houses easier to sell and to retain their value instead of dropping then it will help. Landlords are
from the dark ages, look at other countries like Spain, there system is much fairer. No landlord lurking in the background to pounce if and when.

We need legislation not just voluntary agreements with developers. They want to make as much money as possible. Gone are the days of peppercorn groundrents for 999 years, its £250 a year doubling every 10 yrs for 125 , thats a good average of todays way of selling property.

## Name: D Wilcox

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
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## Question 87:

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## Any further comments

Bring in Commonhold to end the misery of millions of people whose lives are being ruined by the fact that they have bought Leasehold property. Also bring the shady developers to book for creating the Leasehold scandal by mercilessly exploitating both their customers and the British Tax Payer through the Help to Buy Scheme

## Name: Bijan Doostani

## Name of organisation:

## Question 1:

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## Any further comments

End the misery that is Leasehold housing and bring in a commonhold system the same as exists everywhere else in the world. Let people own the homes they have bought and paid for with their hard earned cash.

Stop this parasitic system once and for all!

Name: Carmen

## Name of organisation:

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## Question 106:

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## Question 107:

Not Answered
Any further comments

## Name: Catherine Williams

Name of organisation: National Leasehold Campaign

## Question 1:

No
Comment: 1.Leaseholders should have the right to convert to commonhold formally as they currently have the right to enfranchise without the freeholder's consent.
2.The current qualiying criteria for collective enfranchisement is restrictive and often prevents leaseholders from taking this step due to absent landlords and/or the presence of more than $25 \%$ commercial interest in the block.

If commonhold is to work barriers such as these need to be removed.

## Question 2:

## Yes

Comment: As stated in Q1 the issue of absent landlords makes unanimous consent impossible in many cases- resident leaseholders cannot have their rights to convert prevented by this issue.

## Question 3:

Yes
Comment:

## Question 4:

(1) Other

Comment: This would be a workable solution if it relates to $50 \%$ of leaseholders actually living in the block and not absentee landlords? Currently obtainng $50 \%$ of leaseholders to collectively enfranchise can be a problem due to absentee landlords.
(2) Yes

Comment: It may be that they will not have the funds to purchase a commonhold unit at that time but may be able to at a later date- this would also help minimise the mixed tenure issue.
(3) Yes

Comment: It makes sense to promote a move towards commonhold rather than perpetuate feudal leasehold.
(4) Again it makes sense that the onward sale of a leasehold flat in a commonhold block should be sold with a requirement to convert to commonhold as part of the conveyancing
process- if this needs to be a two step process then they would have to buy the leasehold first however the conversion must have a time limit requirement.
(5) Yes

Comment: As long as the new 999 yr leases have 0 ground rent and onerous lease terms are removed at the same time.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder' s lease; and/or

Comment: Consenting leaseholders should be given the option to fund the whole block freehold as a first step. If this is not possible due to lack of funds then the existing freeholder should be compelled to accept a lease back on the remaining commonhold units with a proviso that the non consenting leaseholders can buy the freehold later when funds allow.

## Question 5:

(1) Other

Comment: The 80 \% requirement may create an unattainable barrier to commonhold conversion due to absent landlords. If "qualifying leaseholders" included resident leaseholders only then this may help prevent mixed tenure blocks which is more likely with $50 \%$ requirement. $80 \%$ is likely to slow down the move towards commonhold tenure.
(2) Yes

## Comment:

Not Answered
(5) As outlined in Q4-(6) Consenting leaseholders should be given the option to fund the whole block freehold as a first step and take benefit of the charge on sale of the non consenting leaseholders unit.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment: The consenting leaseholders should receive back the initial premium they paid in the first place and not take advantage of a non consenting leaseholders lack of funds at that time. In addition adding interest may jeopardise the saleability of the unit which benefits no-one.
(7) This charge should take precedence if commonhold is to be supported

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant; (2) the non-qualifying tenant' s rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

## Yes

Comment:

## Question 8:

## Yes

Comment: Why 21 years? Currently any lease below 80 years is considered an issue for mortgage lenders. Consider changing this to 80 years or less and ensure that the premium paid to freeholders for conversion is a fixed amount centrally controlled by government.

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Other (see below)
(2) As stated earlier both have cons and pros. I am concerned that an $80 \%$ requirement will stall conversion to commonhold in the future but uderstand that a $50 \%$ requirement creates additional problems i.e. a mixed tenure block. if "qualifying tenant" can include being residential full time then $80 \%$ would be the preferred option.
(3)

## Question 11:

Other
Comment: Ideally the freeholder should not be given the option to oppose conversion to commonhold as currently they do not under enfranchisement regs.

## Question 12:

(1) Yes

Comment: Consent from the freeholder should not be a requirement therefore no lapse time is applicable to them however consent from leaseholders should not lapse after 12 months
(2) Other

Comment: Leaseholders should not be able to withdraw consent after the claim notice has been served. It is important that the financial commitment is fully transparent and understood before serving notice and proceeding.

If something unavoidable happens to a single leaseholder (non financial ) then a mechanism is required whereby the application is temporarily suspended until the situation is resolved.

## Question 13:

(1) Yes

Comment:
(2) Yes

## Comment:

## Question 14:

## Yes

## Comment:

## Question 15:

The financial costs for conversion should be freely available on line; a fixed transparent formula should be provided to recompense the freeholder with a fixed conversion fee to register the change on land registry. If clearly set out, legal fees should be minimal if required at all as demonstrated by the Northern Ireland system for purchasing house freeholds.

## Question 16:

(1) No
(2)

## Question 17:

(1) Yes

## Comment:

(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

## Question 30:

I do not understand company law (not my area) however it does seem reasonable to expect commonhold associations to hold some form of formal documentantation for transparency and openess. If company law is to be used there will need to be a clear simple guide for commonhold association members to follow with training.

## Question 31:

(1) Not if the correct guidance and training is provided on how to manage insolvency etc
(2) Yes- as stated above clear unambiguous guides with training will be essential.

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment: As long as the residents are allowed some say in that process and are able to object to a successor association if they have clear grounds to do so
(2) Presumably commonhold associations will have the right to appeal a decision to appoint a successor? In this case a period of time should be allowed for the association to redeem their situation without a successor being appointed?
(3) Yes
(4) 1. A successor could be a temporary solution until the association has resolved its position - time barred.
2. A clear structure is obviously needed with a list of potential outcomes/considerations such as actions previously taken by the association to preven insolvency as mitigation.

## Question 34:

(1) Yes

Comment: ...unless of course the association voluntarily offers additional funds for whatever reason?
(2) Yes

Comment:

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

Question 42:
Yes
Comment:
Question 43:
(1) Yes

Comment:
(2) Yes

Comment.
(3) Yes

Comment:

## Question 44:

(1) History has shown that often investors purchase property to maximise profits rather than to provide a home for themselves or others- that is why they are investors. It is logical to assume therefore that similar investors will look for ways to exploit commonhold units as they have leashold blocks. Some sort of safeguard has to be created to protect owner occupiers against such practices. One vote/one unit will not help- one vote/one owner occupied unit might help.
(2) It is important that residents have some sort of official body to report to if they need advice/help/enforcement however the scope of that body re actions they can take will need some careful thought. It is also important to look at existing common law/company law that commonhold owners could use to the same effect. I am not a lawyer but I did have a clause in a lease preventing me from being too noisy and disturbing neighbours- should not have been in there as common law covers that sort of behaviour

## Question 45:

(1) I was a leaseholder in a new build block but did not stay long enough to experience the effect of proxy voting. Having said that I believe as stated above it might be better to have one vote per one owner occupied unit. This could be in person/by letter or proxy (for elderly residents)- absent owners should not be included. There should be some discussion on minimum residency time in a unit to qualify as a "owner/occupier" to consider those who work away from home for long periods. For clarity this approach would not exempt absent/non residential owners from financial contributions in any way
(2) (1) a restriction on the number of proxy votes that any individual might hold (2) some other device (please specify). As stated above - it should be more about owner occupiers having rights to vote and non resident owners forfeiting that right or at least having reduced rights to vote.

## Question 46:

(1) Yes

Comment: Presumably this is the model adopted in Scotland that appears to work well?
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment: Absolutely!
(2) Yes

Comment:

## Question 48:

(1) It must be? As stated earlier flat owners in Scotland are able to aqcuire such insurance?
(2) Other

Comment: Not sure- what happens in Scotland? A fixed premium and excesses might be desirable but what if residents can find a better/cheaper deal?

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment: After two years resident in a leasehold flat the developer handed contol of the management of the block to a company of their choice with no input from the residents. It transpired this was a five year contract with no provision for residents to challenge the standard of work or to replace them if desired.

The standard of maintenance quickly deteriorated however the costs escalated. It transpired the MC were based in Surry and our block was on the Wirral NW which meant that it was nigh on impossible to arrange a face to face meeting with the MC director. I asked for the insurance documents for my property - I received a copy of the certificate but no details which was an issue because the "new" boiler was faulty and the contractyor had gone out of business.

The MC were less than helpfull.
I managed to sell the flat before the full implcations of leasehold and estate fees became apparent but I have since heard the development has deteriorated and although the original MC contract expired it was renewed by the developer without furtehr consultation as stated in the lease clauses.

## Question 54:

(1) Yes

Comment:
(2) No

Comment: A twelve month contract maximum is reasonable with commonhold associations having the power to hire and fire. Contractors should be able to demonstrate the quality of their work within that time frame
(3) No

Comment: associations should also be given 12 months minimum to exercise this right

## Question 55:

I have not experienced this

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes
(4) This should only happen if the accounts are not transparent? If every effort has been made to secure reasonable quotes for work needed and clear paperwork is provided then my experience is that people are reasonable and can reach agreement.

## Question 57:

(1) Yes

Comment: as long as that index is CPI and not RPI which is not considered appropriate as a measure.
(2) Yes

Comment: CPI not RPI
(3) Yes

Comment:
(4) Yes

Comment: As stated earlier- as long as the processes are open and transparent with the correct paperwork available to view beforehand this should be a rare occurrence

## Question 58:

(1) Other

Comment: I have experience of the Scottish system- there was no compulsion to have a reserve fund and each resident was consulted if major works were required. Not all individual house owners have a reserve fund - they may have personal general savings that they can keep in their own account to potentially accrue interest. In commonhold blocks surely owners are no different?
(2) Other

Comment: see above
(3) Other

Comment: See above
(4) No

Comment: If these have to exists then it should be a joint decision as to how reserve funds are saved/managed
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) I cannot imagine how a shortfall can occur? If the format is designed to fix fees for future works (not retrospective) with clear quotes then there should be no surprises from ongoing maintenance costs
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment: They should be able to allocate different costs but the formula for how that is calculated could be set by government

## Question 60:

(1) Yes

Comment:
(2) The percentage should be fixed by government guidance and therefore it will be fair
(3) Floor area is used across the world to value property and so is a reasonable and understood measure that can be used for contributions as well.
(4) Seems a reasonable suggestion although the type of commercialuse may have different levels of wear and tear on the building?

## Question 61:

(1) Yes

Comment:
(2) The CUIC should be a live on line document that can be automatically updated as soon as any changes to the financial contributions change but, as stated earlier if managed correctly using a future budget model rather than a retrospective one emergency contributions should be minimal and/or dealt with by an insurance claim
(3) Yes

Comment:
(4) Other

Comment: The CUIC should be available free of charge to any prospective buyer- if held electronicaly and atomatically updated there is minimalcost to the association.
(5) This will not happen if it is freely available electronically ?
(6) CUIC should be amendable

Comment: If electronic it will be a live document that is amendable with access for potential buyers whenever they wish- the dates of association board meetings sgould be displayed to alert the buyer that amendments may occur after that date which they can check at their leisure

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Other
Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries.

## Question 66:

(1) Other

Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries.
(2) Other

Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries.
(3) Other

Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries.
(4) Other

Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries.

## Question 67:

(1) Other

Comment: On conversion shared ownership should also be converted to commonholdLeasehold should be abolished with no exceptions. Other models are available and successfully used in other countries.
(2) No

Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries. There must be an alternative to this?
(3) Other

Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries. Shared ownership tenants must be given a path to commonhold at the same time as all other residents.

## Question 68:

No, an exception is not needed
Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries.

## Question 69:

No- Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries. Where there is a will there is a way.

## Question 70:

No
Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries.

## Question 71:

No
Comment: Leasehold should be abolished with no exceptions. Other models are available and successfully used in other countries and why should they have less rights that other residents? I would question if their Human Rights are being upheld?

## Question 72:

A customer purchasing a lease based property is not buying the property - they are purchasing a lease? The relationship between myslef and my mortgage company when I had a lease was difficult as they could not explain how they gave me a mortgage on a property I did not own and would not default to them if I did not pay my loan as the freeholder would claim it instead? Lenders will quickly realise that their business is more secure for commonhold purchases in the same way it is secure on freehold properties as long as there is evidence of protection for the common parts.

## Question 73:

Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

## Yes

Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

## Yes

## Comment:

## Question 83:

No, the commonhold association should not be provided with enhanced powers.
Comment: Common law should cover everything not related to managing the block?

## Question 84:

Other
Comment: There should not be any interest levied against late payments- this is punitive and open to abuse. Other mechanisms to recoup just what is owed must be put in place

## Question 85:*

(1) Other

Comment: There should not be any interest levied against late payments- this is punitive and open to abuse. Other mechanisms to recoup just what is owed must be put in place

[^94](2) No

Comment: Mortgage payments must take precedent - other methods must be explored to to manage commonhold contributions

## Question 86:

(1) Yes

Comment:
(2) These steps may be different depending upon thetype of unit and individual tennants. Clear agreed deadlines must be set out with personal approaches made to the non paying resident. I am also certain there are other roads to recouping owed monies through the county courts already?
(3) Yes

Comment: ...and a clear rule that any equity from that sale is returned to the owner minus reasonable costs such as conveyancing/advertising/Tribunal
(4) Yes

Comment: Requires some thought but maybe a fixed \% of the property value to ensure a sale can cover the defaulted sum?
(5) ? where the accumulated owed monies is more than $50 \%$ of the property value? Below that a charge should be placed on the unit so that if the owner decides to sell the defaulted sum is payable from any equity remaining.
(6) Yes

Comment:
(7) Yes

## Comment:

(8) Not Answered

Comment:

## Question 87:

(1) Yes

Comment:
(2) No

Comment: Why would the court force people to carry on when they are clearly stating a wish not to? The court should be able advise on the terms but not prevent termination if the conditions stated above are met.
(3) N/A
(4)
(5) Yes

Comment: Assuming the FTT cannot overturn that decision?

## Question 88:

(1) No

Comment: That approach could result in a stalemate? $80 \%$ overall for all sections would be clearer
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

The promotion of comonhold tenure can only be positive for existing commonhold units in that lenders will become more familiar with it and more amenable to lending on these properties. this in turn should provide more choice for commonhold owners when looking for mortgage deals and may allow them to source lower interest rates.

## Question 94:

Where do I begin!

1. True property ownership instead of being ateneat with a mortgage
2. Removal of the third part investor who provides NIL service
3. No ground rent payments for ZERO return
4. Removal of the threat of forfeiture and loss of equity for minor financial/lease breeches
5. Return of control for buyers to hire and fire managing agents- this will reintroduce competition into that market which will improve quality of service
6. Reduce investment attraction for off shore investors and open up the market in Britain to allow movement and help first time buyers truly get on to the housing ladder
7. Increased well being for flat owners- leasehold tenure has caused stress resulting in illness and is some cases suicide threats or action
8. Owner occupiers of commonhold units will work together as they have a common interest in their own property- this will enhance community

## Question 95:

(1) I am not a solicitor but I have bought a leasehold flat in te past-my experience is that the conveyancer concerned spent minimal time reading through the terms of the lease and certainly did not provide me with a comprehensive breakdown of each clause to allow me to make an informed decision. In my opinion the fees paid $£ 1600$ for sale \& purchase was a fair price however the service I received for that money was poor.
(2) As suggested earlier- a live on line document written in clear English and non legal terminology would significantly speed up the process and should be cheaper, easier and more accessible
(3) My daughter bought a freehold flat in Scotland. The survey and home buyer pack was paid for by the previouis owner and available electronically for all potential buyers to view free of charge. It was clear and easy to read and any item that she questioned was answered on line by her solicitor. When she came to sell the flat the same process happened where she now paid for the survey and home report for her ppotentail buyers.

Simple, clear, stress free with minimal legal requirement.
She has now moved to Sweden and recently purchased a property with her partner. they use a similar on line system to Scotland and only have commonhold tenure. The whole process was again clear simple and easy- no legal scrutiny was required at all and the mortgage company managed the process. I believe that Sweden does not have a conveyancing branch of their legal system as everything is totally transparent and controlled centrally by government legislation. There is a monthly management fee for the block which is also fixed by government. There is a residents group who meet 4 X a year to identify any work required. So far the $£ 70$ a month paid by my daughter has covered all works required.

## Question 96:

The main issue I experienced when I had a leasehold flat was that the terms were written in such a way as to be totally innaccessible to me as a non legal. In addition any terms relating to costs of maintenance did not specify any cap on payments or in fact any control over increases in those payments. In my experience all leases in the block were the same so that the only disputes that occurred were with the management company appointed by the developer.

Commonhold community Statements must be written clearly as I have seen in Scotland and in Sweden to prevent similar ambiguities. As already stated several times- an live online document with clear terms for costs will be beneficial and prevent unregulated expanding fees.

## Question 97:

(1 \& 2) If leasehold is abolishedthis point becomes mute. Costs escalate due to "cleverly written leases" and the time it takes for the legal profession to argue out what the terms
mean to them at tribunal. These costs are carried by the leaseholder and so theer is no incentive for the legal profession to hurry when having these debates because time = money.

Abolish leasehold and all this goes away.
(3) As stated earlier- local rules clear and simply stated in an on line live document would reduce costs and time.

## Question 98:

I have not been involved in service charge disputes

## Question 99:

Introduction of commonhold removes the threat of forfeiture therefore there will be no costs associated with that. There may in extreme cases be the need to sell a property to pay outstanding fees but this should be less eexpensive if controlled centrally.

## Question 100:

## Question 101:

## Question 102:

Commonhold tenure can only be a positive move forward for future owners of commonhold units. Others will argue that commonhold owners are incapable of managing their own properties which is insulting and based upon a minority of cases. If this was true house owners would all be living in decrepit properties- the majority of home owners are proud of their property and want to keep it at good standard.

## Question 103:

There is evidence that current leasehold planning includes S20 agreements between councils and developers to create so called "private" estates where additional estate rent fees are created to maintain the roads and common areas on top of council tax. This is an additional land tax being levied against leaseholders through te lease terms. Residents are challenging these as unfair and unreasonable.

Commonhold tenure should remove this development model and all common parts and roads will be maintained through council tax revenue.

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers will never adopt a tenure that removes additional income from fee paying leasehold terms and/or financial incentives through recomendation of managing
agents. The government has to commit to commonhold tenure by changing the law and enforcing commonhold tenure. In addition potential buyers need to be educated about the issues with leasehold tenure so that consumer pressure pushes developers to build commonhold only purely to increase sales.

## Question 106:

(1) Developers have actively prevented uptake of commonhold tenure as it is less profitable for them. It removes additional income straems from ground rent; onward sales of ground rent investments; fee paying covenents in the leases; retaining income by creating estate rent charges and therefore not having to pay councils to adopt the estates and so on.

The best way to promote commonhold is to make leasehold tenure illegal and/or toxic to buyers. Education of buyers around the leasehold issues will affect leasehold sales as has been demonstrated with recent house sale figures therefore government could make it a requitrement for all developers to provide a full disclosure of leasehold terms for flats in their promotional material to include specific details of payable fees.
(2) It is the consumer that will eventually promote the use of commonhold, however the majority of the suggestions in this paper will help to support the move towards this preferred tenure.

## Question 107:

Why should Wales be different to England? Leasehold should be abolished full stop to bring England and Wales in line with Scotland and Northern Ireland with no exceptions.

## Any further comments

I welcome the work being done by the Law Commission and understand the constraints within this consultation. It is encouraging that the issue of conversion from leasehold to commonhold for blocks of flats/coach houses is explored and seems to be a real possibility and therefore I would like to know why the same principle cannot be applied retrospectively to leasehold houses?

Conversion from leasehold to freehold seems to be similar and most of the questions included here around conversion could be applied to that scenario. Please pass on this question for serious consideration. Thank you

Name: Melanie West

## Name of organisation: Na

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^95]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Leasehold should be abolijshed. This practice (especially with HTB) has been exploited by developers to extract as much money (unfairly escalating and by devious means) from genuine home buyers. The government have been taken advantage of as has the general public and this needs to be stopped as PPI was! This is destroying lives and the future of home ownership in this country!

## Name: Kathryn McGouran

## Name of organisation: n/a

## Question 1:

No
Comment: Many leaseholders are victims of mis-selling. For example when I "purchased" my apartment from in 2015, I was told neither by the developer nor my solicitor that the freehold would be "sold on" without my knowledge, making it prohibitively expensive for me to acquire the freehold and tying me for ever to a management company that charges exorbitant fees and is not fit for purpose.

## Question 2:

## Yes

Comment: It would be unfair to deny leaseholders the right to convert to commonhold as that would not give flat dwellers equal rights to house dwellers.

## Question 3:

Other
Comment: Not sure.

## Question 4:

(1) Other

Comment: Not sure.
(2) Yes

Comment: This is only fair as they may not be able to afford to purchase their share of the commonhold at the same time as other leaseholders.
(3) Yes

Comment: It is not practical or feasible to have two systems running side-by-side in the same unit.
(4) Not sure.
(5) Yes

Comment: 999 year leases are more stable.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: Freeholders and third party investors should be avoided as this undermines the concept of commonhold and autonomy.

## Question 5:

(1) No

Comment: That percentage is too high.
(2) Other

Comment: Not sure.
Other
(3 \& 4) Not sure.
(5) No sure.
(6) (e) in some other way.

Comment: Not sure.
(7) Not sure.

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment: Not sure.

## Question 7:

Other
Comment: Not sure.

## Question 8:

Other
Comment: Not sure.

## Question 9:

Not Answered
Comment: Not sure.

## Question 10:

(1) Other (see below)
(2) Not sure.
(3) Not sure.

## Question 11:

No
Comment: I thought the whole point of commonhold was to make the process of acquiring the freehold easier and cheaper by replacing the complex and costly enfranchisement process.

## Question 12:

(1) Yes

Comment: It is hoped that the process will not take as long as 12 months.
(2) Other

Comment: Not sure.

## Question 13:

(1) Yes

Comment: Commonhold is more advantageous than collective enfranchisement.
(2) Other

Comment: Not sure.

## Question 14:

Yes
Comment: This would appear to simplify and accelerate the process.

## Question 15:

Unable to comment.

## Question 16:

(1) Other
(2) Not sure.

## Question 17:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) Not sure.

## Question 18:

(1) Other

Comment: Not sure.
(2) Not sure.

## Question 19:

It should be for each commonhold to decide.
Comment: Not sure.

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment: Not sure.

## Question 21:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) Other

Comment: Not sure.

## Question 22:

Other
Comment: Not sure.

## Question 23:

Other
Comment: Not sure.

## Question 24:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) Other

Comment: Not sure.

## Question 25:

(1) Other

Comment: Not sure.
(2) Not sure.

## Question 26:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.

## Question 27:

Not sure.

## Question 28:

Other
Comment: Not sure.

## Question 29:

Not sure.

## Question 30:

Not sure.

## Question 31:

(1) Not sure.
(2) Not sure.

## Question 32:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.

## Question 33:

(1) Other

Comment: Not sure.
(2) Not sure.
(3) Other
(4) Not sure.

## Question 34:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.

## Question 35:

(1) Other

Comment: Not sure.
(2) Not sure.

## Question 36:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) Not sure.

## Question 37:

Not sure.

## Question 38:

(1) Other

Comment: Not sure.
(2) Not sure.
(3) Not sure.
(4) Not sure.

## Question 39:

(1) Other

Comment: Not sure.
(2) Not Answered

Comment: Not sure.

## Question 40:

Other
Comment: Not sure.

## Question 41:

Not sure.

## Question 42:

Yes
Comment: This will allow for more autonomy.

## Question 43:

(1) Yes

Comment: This should be properly regulated.
(2) Yes

Comment: Those people would have a vested interest.
(3) Other

Comment: Not sure.

## Question 44:

(1) This is bound to happen if not regulated.
(2) Not sure.

## Question 45:

(1) Yes, especially where there is a conflict of interest.
(2) (2) some other device (please specify). Not sure.

## Question 46:

(1) Yes

Comment: These are common areas.
(2) Other

Comment: Not sure.
(3) Not sure.

## Question 47:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.

## Question 48:

(1) Not sure.
(2) Other

Comment: Not sure.

## Question 49:

Other
Comment: Not sure.

## Question 50:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) Other

Comment: Not sure
(4) Other

Comment: Not sure.
(5) Other

Comment: Not sure

## Question 51:

(1) Other
(2) Not sure.
(3) Not sure.
(4) Not sure.

## Question 52:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) (2) some other criterion

Comment: Not sure.

## Question 53:

Other
Comment: Not sure.

## Question 54:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) Other

Comment: Not sure.

## Question 55:

Not sure.

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes, followed by a review after six months.
(4) Not sure.

## Question 57:

(1) Yes

Comment: This would help to prevent an overspend.
(2) Yes

Comment: As answer to previous question.
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment: For the sake of transparency and fairness.
(3) Other

Comment: There should be a specified minimum to safeguard quality.
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) No. The reserve fund should not be used to cover regular service and maintenance costs.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment: This would be fair.
(2) there should be limitations

Comment: Costs should be allocated on the basis of surface area, number/size of windows etc.

## Question 60:

(1) Other

Comment: Not sure.
(2) Not sure.
(3) No. There are other factors to consider, such as number/size of windows, areas accessed by some residents but not by others.
(4) Not sure.

## Question 61:

(1) Other

Comment: Not sure.
(2) Yes, it will present problems, as buyers will demand clarity before proceeding with the purchase.
(3) Other

Comment: Not sure.
(4) Other

Comment: Not sure.
(5) Not sure.
(6) CUIC should be amendable

Comment: Not sure

## Question 62:

Not sure.

## Question 63:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.

## Question 64:

Other
Comment: Not sure.

## Question 65:

Other
Comment: Not sure

## Question 66:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) Other

Comment: Not sure.
(4) Other

Comment: Not sure.

## Question 67:

(1) Other

Comment: Not sure.
(2) Other

Comment: Not sure.
(3) Other

Comment: Not sure.

## Question 68:

Other
Comment: Not sure.

## Question 69:

Not sure.
Question 70:
Other
Comment: Not sure.

## Question 71:

Other
Comment: Not sure.

## Question 72:

Not sure.

## Question 73:

Other
Comment: Don't know.

## Question 74:

Other
Comment: Don't know.

## Question 75:

(1) Other

Comment: Don't know.
(2) Other

Comment: Don't know.

## Question 76:

Other
Comment: Don't know.

## Question 77:

Other
Comment: Don't know.

## Question 78:

Other
Comment: Don't know.

## Question 79:

(1) Other
(2) Don't know.

## Question 80:

Don't know.

## Question 81:

Don't know.

## Question 82:

Other
Comment: Don't know.

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment: Not sure.

## Question 84:

Yes
Comment: This is fair.

## Question 85:*

(1) Yes

Comment: This is fair.
(2) Other

Comment: Don't know.

## Question 86:

(1) Other

Comment: Don't know.
(2) Don't know.
(3) Other

Comment: Don't know.
(4) Other

Comment: Don't know.
(5) Don't know.

[^96](6) Other

Comment: Don't know.
(7) Other

Comment: Don't know.
(8) Other

Comment: Don't know.

## Question 87:

(1) Other

Comment: Don't know.
(2) Other

Comment: Don't know.
(3) Don't know.
(4) Don't know.
(5) Other

Comment: Don't know.

## Question 88:

(1) Other

Comment: Don't know.
(2) Other

Comment: Don't know.
(3) Other

Comment: Don't know.

## Question 89:

(1) Other

Comment: Don't know.
(2) Don't know.

## Question 90:

(1) Other

Comment: Don't know.
(2) Other

Comment: Don't know.
(3) Other

Comment: Don't know.
(4) Don't know.

## Question 91:

(1) Other

Comment: Don't know.
(2) Other

Comment: Don't know.
(3) Other

Comment: Don't know.
(4) Don't know.
(5) Don't know.
(6) Other

Comment: Don't know.
(7) Don't know.

## Question 92:

(1) Other

Comment: Don't know.
(2) Don't know.

## Question 93:

Don't know.

## Question 94:

People will own their homes instead of renting them. They will have control over financial and practical decisions affecting their property. They will not be tied to exploitative landlords and inefficient management companies.

## Question 95:

(1) Don't know.
(2) Don't know.
(3) My friends and neighbours in France are appalled that the leasehold system still exists in England and Wales. Commonhold is the norm in France. Shortly after "purchasing" my leasehold flat in England, I was asked by a French friend to explain leasehold. She had recently read an article about the leasehold system in England and Wales and could not understand how it could be tolerated in the modern age. In fact she was the one who alerted me to the pitfalls of "purchasing" a leasehold property - not my conveyancing solicitor nor the developer! I feel embarrassed about having been so stupid. It is too late now.

## Question 96:

Don't know.

## Question 97:

(1 \& 2) Don't know.
(3) Don't know.

## Question 98:

Don't know.

## Question 99:

Don't know.

## Question 100:

Don't know.

## Question 101:

Don't know.

## Question 102:

Don't know.

## Question 103:

Don't know.

## Question 104:

Don't know.

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers will have no incentive to sell flats on a commonhold basis as the benefits to them of leasehold will far outweigh any financial incentives the Government is willing or able to grant. Leasehold must be abolished once and for all, across the board. Retrospective action must be taken to compensate leaseholders and facilitate the conversion to commonhold.

## Question 106:

(1) 1. There are no insurmountable issues.
2. Commonhold must be made law.
(2) It is not a question of making commonhold more attractive. Leasehold is outdated and unfair, in so far as it strongly favours the interests of the freeholder. A law must be passed abolishing leasehold and introducing/implementing commonhold, with retrospective action for those affected by the leasehold scandal. I seek redress for having been misinformed and coerced by the developer and for not having been alerted to the implications of leasehold by my conveyancing solicitor, whom I trusted and whose services I paid for.

## Question 107:

n/a

## Any further comments

This consultation has not been designed with the layperson in mind. It assumes a comprehensive knowledge of conveyancing law and uses complex legal
terminology, the interpretation of which would require the costly services of legal counsel. I can only conclude that this is a deliberate attempt to dissuade the
layperson from participating in the consultation, and consequently the outcome is bound to be heavily weighted against the leaseholder and in favour of the
freeholder. Having been severely misled by both the developer (freeholder) and the conveyancing solicitor when purchasing my flat, I have little regard for protecting the rights of freeholders. My case was clearly one of mis-selling, and as such the freeholder acted both immorally and illegally. I wish to acquire a share of the freehold of my home so that I and other residents are no longer subject to increasing ground rents, inflated buildings insurance costs and extortionate service and maintenance costs for work carried out, to an inadequate standard, on an asset owned by an offshore investment company. I seek redress for having been mis-sold my home by the developer and misinformed by the legal
profession, which has been colluding with this corrupt system for centuries. If I cannot acquire a share of the freehold free of charge, I consider reasonable a value of ten times the original (annual) ground rent, before any increases, together with a fixed legal cost. It is high time that this archaic, feudal model of property "ownership" is abolished. I strongly urge the Law Commission to take immediate action to replace the leasehold system by commonhold going forward and to take retrospective action to enable existing leaseholders to acquire a share of the freehold at a reasonable cost. The commonhold system provides flat dwellers with full ownership rights over their homes and collective control over the management of their blocks. Commonhold must be fully adopted and implemented as a matter of urgency so that it becomes normal practice for mortgage lenders and conveyancing solicitors.

Name: Karim Walji
Name of organisation: Leaseholder

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
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## Question 48:

(1) Not Answered
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## Question 49:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

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## Question 54:

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## Question 55:

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## Question 56:

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## Question 57:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 63:

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## Question 65:

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## Question 66:

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## Question 67:

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## Question 79:

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## Question 84:

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## Question 85: ${ }^{*}$

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 89:

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## Question 90:

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## Question 91:

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## Question 92:

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## Question 93:

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## Question 95:

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## Question 97:

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## Question 98:

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## Question 99:

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## Question 100:

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## Question 101:

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## Question 102:

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## Question 103:

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## Question 104:

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## Question 105:

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## Question 106:

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## Question 107:

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## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

Name: Sean taylor

## Name of organisation: Na

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Flying commonholds

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(1) directors should be able to revoke or alter the powers delegated to a section committee as they wish;

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

Question 28:
Yes
Comment:

## Question 29:

Question 30:
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## Question 31:

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## Question 47:

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## Question 51:

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## Question 58:

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## Question 59:

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## Question 60:

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## Question 61:

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## Question 62:

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## Question 66:

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## Question 67:

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## Question 68:

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## Question 80:

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## Question 85:*

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## Question 86:

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## Question 87:

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## Question 88:

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## Question 92:

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## Question 106:

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## Question 107:

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## Any further comments

Name: Sarah Johnston

## Name of organisation:

## Question 1:

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## Question 2:

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## Question 5:

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## Question 58:

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## Question 67:

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## Question 86:

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## Question 87:

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## Question 88:

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Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold absolutely for flats, I have no idea why commonhold or leasehold for houses is needed!


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