Name: Gemma Watson
Name of organisation: Personal

## 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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(4) 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:

No
Comment: In the future common hold flats will attract a premium over the devaluating existing leasehold buildings. In my situation, I own in a building that falls in the $25 \%$ nonresidential and therefore by being excluded from converting to common hold flats we will end up forever tied to a freeholder who is also the commercial lessee - we have had no service charge accounts for 6 years and had to end up at the tribunal to force access to the
accounts. The cross-contamination in spending between commercial and residential is evident. The block is poorly managed by the managing agents - accounts are incorrect and not sent to correct postal addresses. There is really no need to have a third party freeholder involved in the running of buildings even complex mixed-use ones like ours. We believe, and have for years, that we are subsidising the smaller $25 \%$ commercial tenant in the building. At present our only solution is to sell and run away from the problem... but really, that should not be our only solution. We should be allowed to convert to common hold and manage our building properly and ensure we keep our investment secure and not allow it to become a depreciating asset.

## 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

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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
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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
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) 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

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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

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
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
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

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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
(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
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
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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
(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
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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: Mr William Doran

## Name of organisation: N/A

## Question 1:

No
Comment: Keeping the $25 \%$ rule on non-residential premises is wrong. Mixed use schemes are common in the city centers. This would exclude so many leaseholders from moving to a better system.

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

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## Question 5:

(1) Not Answered

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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) Option 2
(2) Option 2 is the better as this will eliminate two types of management even though the 80 percent margin is too high at the moment in a few years' time it should become more straightforward.
(3) The 25 percent rule of 1993 is not geared up towards present day mixed use of flats and houses which are the new developments of the day, since 2000. This rule conversion for enfranchisement is not robust enough. This is wrong and would stop leaseholders in the pursuit of Commonhold Conversion. Also, it is not fair that leaseholder owners do not have say on how money is spent or the estate managed, again open to abuse by the freeholder who can use service charges for their commercial assets on the estate.

## Question 11:

Not Answered
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) Not Answered

## Question 17:

(1) Not Answered

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## Question 18:

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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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## 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:

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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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## Question 34:

(1) Not Answered

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## Question 35:

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## 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:

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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
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
(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:

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## Question 57:

(1) Not Answered

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## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

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(3) 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
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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

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## 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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(3) 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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Comment: Not Answered

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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:

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:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

## Comment:

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Comment:
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Comment:

## Question 87:

(1) Not Answered

[^1]Comment:
(2) Not Answered

Comment:
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(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

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## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
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## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

(3) Not Answered

Comment:
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(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

Freeholder Ownership lasts forever.
Removing an Us and Them Mindset.
Self-Management by the Flat Owner.
Standardization.
Flexibility to accommodate charges.
No risk of Forfeiture.
More control over your home including service charge.
No Ground Rent.

## Question 94:

The rest of the World uses Commonhold Tenure and is a more effective way of organizing and selling of communal properties of flats and should become mandatory. It will stop investments speculators from selling the freehold interests from ordinary home owners and
using them as cash cows. Which needs to stop! There is a strong requirement for an environment that has NO fundamental conflict.

## 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: Commonhold needs to mandatory as there is strong need for moving away from unjustifiable profit making by developers and investors alike.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

There is simply No Excuse to keep Leasehold in which a Freeholder selfishly trying to keep ownership and control. That includes the long term increasing Financial Benefits that comes with it for the freeholder and investors.

The Government needs to listen to the existing leaseholders, ordinary people who are already tied up in this already feudal system.

There needs to be reform and the 25 percent rule needs to be scraped altogether.

Name: Des kinsella

## 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) (e) by any other means.

Comment:

## Question 5:

(1) No

Comment:
(2) No

## Comment:

Yes
(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) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2) All leaseholds should have the same rights commercial and residential regarding commonhold.

## 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) Not Answered

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:

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
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## 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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## 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) (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) 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) 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:

No, an exception is not needed
Comment:

## Question 69:

## Question 70:

Yes
Comment:

## Question 71:

Yes
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: ${ }^{*}$

[^2](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

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: Jo Darbyshire

## Name of organisation:

## Question 1:

## Yes

Comment: Yes, subject to the relaxing of the qualifying criteria for collective enfranchisement as detailed in the Law Commission's consultation on enfranchisement. It makes sense for the two sets of qualifying criteria to be aligned, but every opportunity must be taken to make conversion to commonhold and collective enfranchisement easier to prevent the balance of power remaining with freeholders.

## Question 2:

## Yes

Comment: I would like to see a simple $50 \%$ majority. It's important to make the barriers to convert to commonhold as achievable as possible, whilst not allowing a small minority to dictate policy. I doubt very much that the majority of leaseholders (once educated) would not choose to convert to commonhold.

## Question 3:

## Yes

Comment: Yes, subject to proposals to reform eligibility for collective enfranchisement. The Law Commission should start from the position that all leaseholders are eligible and only allow exceptions where there are very good reasons for doing so. Those with vested interests are past masters are finding loopholes in the law to allow leasehold and its associated abuses to continue. The Law Commission must be mindful of this throughout.

## Question 4:

(1) No

Comment: Option 1 is messy. For commonhold to replace leasehold in England and Wales we must seize every opportunity to reduce and remove the number of leasehold properties. The default position has to be to maximise commonhold ownership at every available opportunity.

I agree with the $50 \%$ for conversion to take place but not with leasehold being retained for non-consenting leaseholders.
(2) No

Comment: Commonhold interest should be purchased (albeit this may be some type of deferred purchase for the non-consenting leaseholder) from the date of conversion to avoid a mix of leasehold and commonhold.
(3) No

Comment: Commonhold interest should be purchased (albeit this may be some type of deferred purchase for the non-consenting leaseholder) from the date of conversion to avoid a mix of leasehold and commonhold.
(4) Commonhold interest should be purchased (albeit this may be some type of deferred purchase for the non-consenting leaseholder) from the date of conversion to avoid a mix of leasehold and commonhold. Thus this situation would not arise.
(5) No

Comment: Commonhold interest should be purchased (albeit this may be some type of deferred purchase for the non-consenting leaseholder) from the date of conversion to avoid a mix of leasehold and commonhold.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: I would like to see a lower percentage; $50 \%$. $80 \%$ is simply too high. $50 \%$ is consistent with collective enfranchisement. The default position must be to make conversion to commonhold as easy to achieve as possible. $80 \%$ creates a huge barrier in large blocks, of which we have many in city centres across England and Wales, and will only perpetuate leasehold and its associated abuses for years to come.
(2) Yes

Comment:
Yes
(3 \& 4) I would support the charge reflecting the fixed amount of the share of the freehold of the property increasing by a moderate rate of interest.
(5) If the consenting leaseholders were asked to finance the conversion for the nonconsenting leaseholders this will prevent many leaseholders from converting. Many will struggle to afford the outright cost of the conversion of their own property without having to also fund the conversion of others. Although outside the scope of this review, the Government should think carefully about ways to help leaseholders to fund their own conversion to commonhold through affordable payment plans.

It makes sense for freeholders to take the benefit of the charge. They will already have the capital injection from the $50 \%$ of consenting leaseholders; which benefits their cash flow. This will more than offset, in cashflow terms, the ground rent income they would continue to receive if nothing changes. It is unrealistic to expect freeholders to provide an interest free loan, but a moderate rate of interest on the charge is fair.
(6) (b) as that fixed amount, with interest;

Comment: The charge is representing the deferred payment of the increase in value of the property at the time the conversion is done. The "loan" needs to stay inflation proofed (at least) for the lender so it's value is not decreasing over time. I don't think it's fair to subject the lender to the unpredictability of house prices - there are many similarities to mortgage lending here - a mortgage lender does not reduce the value of the mortgage repayments in line with house prices.
(7) I agree with your proposal for the charge to take priority over an existing lender.

## 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: Any legislation should ensure that the tenant still has the same rights to challenge costs as before, but under the new tenure. Care must be taken to ensure that any private landlords operating sharp commercial practices cannot take advantage of tenants.

## Question 7:

No
Comment: Surely there is an easier way to achieve the safeguards that are required? For many leaseholders going to an organisation such as the Tribunal means two things; legal jargon and cost. I cannot stress enough how off-putting this is for the average person. It will be a deterrent to conversion. Why not create a new body or organisation that does not require expensive professionals and is accessible for leaseholders?

## Question 8:

## Yes

## Comment:

## Question 9:

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

Comment: Yes, charges should transfer automatically. This is about keeping things simple and removing as many barriers to commonhold as possible whilst maintaining a sensible and pragmatic approach. As the prevalence of commonhold increases, mortgage lenders will be under pressure from consumers and in respect of their competitive position to lend on commonhold

## Question 10:

(1) Option 2
(2) Strongly prefer Option 2. For commonhold to be reinvigorated we must take every opportunity to remove leasehold tenure and convert to commonhold. Option 1 is very messy; it leaves non-consenting leaseholders (and these may be people that want to convert to commonhold but can't afford to) stuck in the feudal leasehold system and remaining open to abuse at the hands of unscrupulous freeholders. It is messy for prospective purchasers, valuers, estate agents, etc. who need to put a different value on the same property in a block based on its tenure and we all know how complicated valuing anything in the leasehold world is.

Option 2 is cleaner and takes bigger steps forward to reduce the footprint of leasehold in England and Wales. It keeps management of the building simpler.
(3)

## Question 11:

## Yes

Comment: Subject to your proposals to make collective enfranchisement easier and more attainable as per your Enfranchisement consultation (including, in my view, raising the current $25 \%$ threshold for collective enfranchisement for mixed use buildings)

## 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: Leaseholders should be able to withdraw their individual consent and become non-consenting leaseholders. In practice, this will happen in a very small number of cases and is most likely to happen because of a change in financial circumstances. The likelihood of this resulting in the threshold for conversion falling below the requirement is extremely low and in my view should not result in the conversion stopping. I support Option 2, and under that option any leaseholder that changes their mind, becomes a nonconsenting leaseholder with a charge on the property. If more thought was put into how to financially support leaseholders to become commonholders (e.g. some affordable financing with regular payment options) then I see very few reasons as to why a leaseholder would want to withdraw consent.

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

Consideration should be given to how this process can be streamlined and made more cost efficient by using technology in this digital age. Use of online forms and documents with digitised signatures could help.

## Question 16:

(1) Yes
(2) I agree, I think this is a really comprehensive set of objectives.

## Question 17:

(1) Yes

Comment: Subject to ensuring that such management structure does not introduce opportunities for management companies to take advantages of residents and businesses in commonhold developments.
(2) Not Answered

Comment:
(3) I know you have done this - the rest of the world manages mixed use buildings without leasehold so there are lots of precedents to see how they do it successfully.

## Question 18:

(1) Yes

Comment: Allows greater control for those that want it, but removes barriers to commonhold that having mandatory committees would pose.
(2)

## Question 19:

Collateral
Comment: I agree that collateral delegation provides better oversight and control and will encourage good practice in the sector. A good framework will ensure common hold is a robust form of tenure and ensure compliance with the CCS.

## Question 20:

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

Comment: Allowing section committees to apply to the Tribunal seems to strike a sensible balance between Directors and unit owners allowing Directors to revoke or alter powers but not to the extent that they could abuse the unit holders without them having a right to recourse. It would be beneficial if a right to challenge could be done via a cheaper and more accessible form than the Tribunal which is off-putting now and does not seem to be a process that works well for current day leaseholders.

## Question 21:

(1) Yes

Comment: I agree, this allows for future flexibility on the structure of the commonhold.
(2) No

Comment: I agree with the special resolution, but apart from the current rules in New Zealand I am unsure as to why a percentage of $75 \%$ is required. We all know that to get high percentages of unit owners (and current day leaseholders) is difficult, and we should be looking for ways to make these processes easier and lowering barriers and difficulties. Why not 50\%?
(3) Yes

Comment:

## Question 22:

Yes
Comment: I agree.

## Question 23:

Yes
Comment:

## Question 24:

(1) No

Comment: I agree with the special resolution, but apart from the current rules in New Zealand I am unsure as to why a percentage of $75 \%$ is required. We all know that to get high percentages of unit owners (and current day leaseholders) is difficult, and we should be looking for ways to make these processes easier and lowering barriers and difficulties. Why not 50\%?
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment: Subject to developers not being able to use statutory development rights to the detriment of consumers
(2)

## Question 26:

(1) Yes

Comment: Subject to this not being abused by developers appointing their own Directors under long contract terms and there being an easy and practically achievable way for purchasers to replace developer appointed Directors quickly and easily.
(2) Yes

Comment:

## Question 27:

These rights appear comprehensive. Given the Law Commission's brief to tip the balance of the scales towards leaseholders, any consideration of a time limit and the length of that time limit should be considered from the perspective of improving consumer protection.

## Question 28:

Yes
Comment: The current leasehold and fleecehold scandals prove that developers cannot be trusted to behave morally or ethically and will exploit consumers if that generates higher profits. Thus, they must be forced to do what is right and sensible steps to ensure consumer protection must be implemented.

## Question 29:

No advantages that I can see.

## Question 30:

You need to consult a specialist in company law for any requirements that would be inappropriate. The important thing to consider is that any solution requires simplicity and must be accessible for unit holders to understand. This is all about removing the barriers to commonhold, not creating new ones. The costs must also be taken into account, as unit
holders are likely to need expert advice to set up and run a company, and we must ensure that such advice is available and accessible and not cost prohibitive.

## Question 31:

(1) You need to consult an expert in this area.
(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: Evidence shows that holiday letting can cause issues and it should be up to each Commonhold Association to decide if they want to allow holiday lets.
(2) 1. Six months feels a sensible length of time in relation to the private rented sector.
2. Exemptions could apply to the social rented sector, subject to such exemptions not leaving loopholes in the law or being open to exploitation by less scrupulous social housing providers.

## Question 36:

(1) Yes

Comment: Yes, event fees are poorly understood by consumers and are part of a business model that appears to take advantage of the elderly and most vulnerable in society. However, if prohibiting event fees means that retirement properties cannot then be commonhold then this is a fundamental failing in the proposals. Commonhold needs to be the basis for retirement communities just as much as other types of communal living.
(2) No

Comment: It's time that the retirement sector think of suitable alternatives to event fees that are open and transparent to customers. By continuing to give them exemptions you give credibility to a business model that is used to exploit vulnerable consumers. Specialist retirement developers have proved time and again that they are incapable of doing the right thing unless put under considerable pressure. You must do this to ensure that they are forced to change their business models and their custom and practice.
(3) No, and there shouldn't be an exemption for specialist retirement properties either.

## Question 37:

No further restrictions - leave this up to the discretion of each commonhold. This can always be revisited at a later date as we learn from the experiences of commonhold in operation.

## Question 38:

(1) Yes

Comment: A majority should be required.
(2) A simple majority should be required to amend local rules.
(3)
(4) It feels instinctively that the threshold should be the same. It just keeps things simple and this is complex enough.

## Question 39:

(1) Yes

Comment: Works in New South Wales and keeps costs and administration time down.
(2) Yes, the directors of the commonhold association should be under such a duty

Comment:

## Question 40:

Yes

## Comment:

## Question 41:

Proposals appear comprehensive to me and no new terms required

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment: Although as mentioned previously, many members of the public find Tribunals and courts expensive and inaccessible, so the process needs to be efficient and easy for members of the commonhold to understand. This really should be a last resort.
(2) Yes

Comment.
(3) Yes

Comment:

## Question 44:

(1) This is likely to happen, as it happens now under the leasehold model (e.g. https://www.telegraph.co.uk/money/consumer-affairs/leasehold-scandal-freeholder-cost-100000-nothing-could-do/), although the set up of commonhold means that commonhold should be much less adversarial than the current leasehold system.
(2) The Law Commission should consider best practice from other countries with experience of commonhold and adopt this.

## Question 45:

(1) I have no personal experience of this.
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Look to other countries with experience of commonhold for ways to address any legal difficulties. We must adopt a "can do" approach and find ways to make commonhold work; not put barriers in the way.

## Question 47:

(1) Yes

Comment: These documents should be as easy to understand as possible for the lay person; written in plain English. They should be provided as early in the sales process as possible and conveyancing solicitors should explain them, in plain English, to consumers before they buy a property.
(2) Yes

Comment:

## Question 48:

(1) I agree that there is no reason as to why it should be. Again, we need to adopt a "can do" approach to this, and insurers need to support the change to commonhold.
(2) Yes

## Comment:

## Question 49:

## Yes

Comment: This is good governance.

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2) Based on an agreed standard wording with local amendments as and when required.
(3) N/A - use local rules
(4)

## Question 52:

(1) Yes

Comment: Reduces bureaucracy and makes it easier to get things done.
(2) Yes

Comment: Subject to giving of consent not to be unreasonably withheld by the Directors.
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

## Yes

Comment: I have seen examples of long-term contracts entered into by developers of new properties that have been difficult for leaseholders to extract themselves from. They include:

- contracts for the provision of services on private estates, e.g. for maintenance of common areas (grass cutting, bin emptying, etc.)
- contracts for provision of utilities

Although leaseholders may in theory have the law to assist them to extract themselves from such contracts, the reality is somewhat different as many have neither the funds nor the appetite for legal action.

A potentially much bigger problem is the move by developers to create "fleecehold" estates , where supposed freehold houses have common areas on the estate and management charges associated with them. These "freeholders" don't have the law to help them escape from the long-term contracts the developers have signed them up to.

## Question 54:

(1) Yes

Comment: You will need to ensure that the ability to cancel these contracts is not contradicted by the contracts themselves and that management companies don't start to
build in prohibitive cancellation terms that the new commonhold association will need to fund.
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

I would look for examples of this in other countries and see if this is a problem and what they have done to address it.

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment: Needs to be practical so that there are no delays to approving budgets
(3) Previous year CPI? This at least ensures the commonhold has the same funding as the previous year in real terms while any disagreements are worked through.
(4) There must be examples of what works from the many other countries that operate commonhold. Look to them for best practice.

## Question 57:

(1) No

Comment: I don't think this is necessary. Services that the commonhold needs to secure may not increase by any kind of index due to external factors. The Directors will be working in the best interests of the commonhold when procuring services, but there can always be circumstances outside their control. It's a very different model to the current one where unscrupulous management companies and freeholders can increase charges at will, knowing that leaseholders will have little appetite to incur the costs and time challenging at Tribunal involves.
(2) No

Comment: I don't think this is necessary. Services that the commonhold needs to secure may not increase by any kind of index due to external factors. The Directors will be working in the best interests of the commonhold when procuring services, but there can always be circumstances outside their control. It's a very different model to the current one where unscrupulous management companies and freeholders can increase charges at will,
knowing that leaseholders will have little appetite to incur the costs and time challenging at Tribunal involves.
(3) Other

Comment: N/A - I don't think a cap is necessary
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment: Yes, it's good practice and ensures the commonhold is planning ahead for maintenance and has reserves for unforeseen events.
(2) Yes

Comment: Helps with transparency and understanding for unit owners
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) This sets a dangerous precedent, and should only be done in exceptional circumstances. The reserve fund should not be used for general annual expenditure.
Care must be taken to ensure that a badly run commonhold does not use the reserve fund for general maintenance leaving the unit owners with no reserve fund. Again, look to other countries for best practice.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment: Essential for mixed use buildings with different sections.
(2) each commonhold should have total flexibility

Comment: Subject to good practice and guidance for each commonhold to follow

## Question 60:

(1) No

Comment: I find this really complex - I don't really understand why you would want contributions to vary from what they were set up at to begin with. If someone pays less, someone else has to pay more? If the sections are set up correctly wouldn't the contribution be the same for all those defined within a section as they are receiving the same services?
(2) I find this really complex - I don't really understand why you would want contributions to vary from what they were set up at to begin with. If someone pays less, someone else has to pay more? If the sections are set up correctly wouldn't the contribution be the same for all those defined within a section as they are receiving the same services?
(3) I don't see why internal floor area is a good indicator of the amount someone should contribute if they are receiving an equal share of shared services.
(4) If the sections are set up correctly on the basis of shared services and access to facilities I would think the contribution should be the same for all unit owners within a section?

## Question 61:

(1) Yes

Comment: It is essential that any new purchaser of a property is fully informed about the costs associated with the property.
(2) If the conveyancer has acted responsibly, reasonably and professionally and has disclosed all information known to him/her at the time of giving advice I don't think they can be expected to do more. It can form part of the conveyancing process that the conveyancer flags the risk that further contributions could fall due (and what would happen in this event), but they are not aware of any at the point of advice.
(3) Yes

Comment:
(4) Yes

Comment: This maximum fee needs to ensure that we do not replicate the current problems in the leasehold sector where high fees are charged for routine administrative tasks to generate profit for the management company and/or freeholder. In this digital age, we should look to adopt technology advances to make processes more efficient and cheaper.
(5) The objective is to ensure that all commonhold associations issue the CUIC in a timely manner. There are different ways to achieve this - stick and carrot. Where the CUIC is being provided by a management company or external Directors, this could be built into the SLAs and contracts with penalty clauses if the SLAs are not adhered to. Government could publish statistics on commonhold associations, highlighting ones that are poor ("name and shame")

## (6) CUIC should be conclusive

Comment: If the CUIC is amendable this could cause confusion. However, if an error is spotted is seems nonsensical for it not to be amended. Thus, it may be better if the original CUIC is conclusive and a second CUIC amendment document is produced. The two documents will in totality reflect the correct situation but resolve issues of confusion, version control, potential for fraud, etc.

## Question 62:

I suspect there may well be difficulties as financial institutions are, by their nature, risk averse. The ability to override a mortgage lender's refusal to given consent may deter a mortgage lender from providing mortgages on commonhold properties initially.

Work is needed to discuss this in more detail with mortgage lenders to find ways that we adopt a practical approach with a "can do" attitude.

Other countries that operate commonhold must have come across these challenges. What do they do?

Another option for emergency funds may be for all commonholds to pay into a centrally operated scheme that provides for emergencies, e.g. like pension funds pay a proportion to the scheme operated by the Pensions Regulator?

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

## Yes

## Comment:

## Question 65:

## Yes

Comment: This is acceptable as an interim step to ensure that shared ownership properties can be included within commonhold. Doing so ensures that one of the purported major obstacles to implementing commonhold is removed. However, it must be coupled with a real desire and actions to progress changing the nature of shared ownership from a leasehold structure to one of co-ownership. Other countries manage shared ownership and affordable housing without leasehold.

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) No

Comment: This is likely to perpetuate leasehold indefinitely. We need to be adopting a default position of converting leasehold to commonhold wherever possible to ensure that commonhold takes off and becomes the norm.
(3) Yes

Comment: Subject to this being adopted in all cases. I do not want to see leasehold continuing after the shared owner has staircased to $100 \%$. If this requires some rethinking about the shared ownership model, then that needs to happen.

## Question 68:

Other
Comment: The objective is to reinvigorate commonhold. Thus, we need to start with the default position being that community land trusts and co-operatives must adopt
commonhold. Your consultation implies that commonhold could work with or without an exemption. The bigger challenge here is how we influence community land trusts and cooperatives to adopt commonhold when they seem wedded to leasehold. We need to change their stance. Again, we should look to how these types of models are operated in other countries without leasehold and adopt them here.

## Question 69:

Whilst individuals and organisations continue to profit at the expense of leaseholders they will continue to argue that exceptions are needed and why commonhold won't work. We need to start from a different position - commonhold is the model adopted by almost every other country in the world. Therefore, it can and does work. We need to start from the position that we are moving towards abolishing leasehold - there is no reason why this can't be done. The rest of the world will have answers as to how they deal with the nonstandard cases. Many in the industry will have vested interests as to why they want leasehold to continue - they profit from it. They won't "do the right thing". You need to ensure commonhold is the default and keep any exceptions to an absolute minimum (if there need to be any at all).

## Question 70:

## Yes

## Comment:

## Question 71:

## Yes

Comment:

## Question 72:

I don't have any personal experience of this

## Question 73:

Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment: Although membership of an approved ombudsman scheme may be advantageous and be recommended in guidance for the robust running of a commonhold association.

## Question 76:

## Yes

## Comment:

## Question 77:

No, the procedure should not be transferred to a pre-action protocol.
Comment: It would seem sensible to keep all disputes related to commonhold under the jurisdiction of the Tribunal.

## Question 78:

## Yes

Comment: Yes, although the current FTT needs a thorough review and overhaul as it is not fit for purpose. For many people going to an organisation such as the Tribunal means two things; legal jargon and cost. I cannot stress enough how off-putting this is for the average person.

## Question 79:

(1) No, the CCS should not 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: As detailed in your consultation document, study the enhanced powers adopted in the commonhold models of other countries and adopt the ones that work well.

## Question 84:

## Yes

Comment: The rate of interest adopted should be enough to cover the administrative burdens for the commonhold association and to ensure the debts owed are inflation proofed.

## Question 85:*

(1) Yes

Comment: The rate of interest adopted should be enough to cover the administrative burdens for the commonhold association and to ensure the debts owed are inflation proofed.
(2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2) The process should be as efficient as possible and provide value for money for both the commonhold association and the unit owner. The process should be easy to understand for the unit owner and explained in plain English. The use of digital technology should be considered where possible to manage costs.
(3) Yes

Comment:
(4) Yes

Comment: A percentage of the property value ensures that an absolute value is not eroded over time, but it would have to be a substantial proportion of the property value to go to such extreme lengths. What happens in other countries?
(5) A percentage of the property value ensures that an absolute value is not eroded over time, but it would have to be a substantial proportion of the property value to go to such extreme lengths. What happens in other countries?
(6) Yes

## Comment:

[^3](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: This risk should be made clear to the unit owner as part of the purchase process and not come as a surprise.
(4) I suspect there may well be challenges in this area as financial institutions are, by their nature, risk averse. Perceived additional risk may deter a mortgage lender from providing mortgages on commonhold properties initially.

Work is needed to discuss this in more detail with mortgage lenders to find ways that we adopt a practical approach with a "can do" attitude.

Other countries that operate commonhold must have come across these challenges. What do they do?

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

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

Comment:
(7) I would look to case studies in other countries and adopt best practice from them. There is no need to reinvent the wheel if solutions exist already in countries with more experience of operating commonhold models.

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

This is a very thorough review of the current commonhold system with many and varied proposals. The proposals put forward address many of the criticisms of the current law relating to commonhold.

Given there are so few commonhold associations in England and Wales the impact will not be material. For the few commonhold blocks that exist now there may be some work to implement the reforms, albeit these proposals clear up any areas of confusion arising from the 2002 Act. There may be a cost impact on the existing commonhold associations and some consideration should be given as to if, and how, the legal profession could help them. For example, few property legal professionals have exposure to real commonhold case studies. Those that want to practice in commonhold law going forwards could offer services pro bono to those commonhold associations that need work to conform to the new legislation in return for real life experience of commonhold law.

## Question 94:

Commonhold offers a multitude of advantages over leasehold for consumers, including:

- A unit owner is a true owner of the property, not a tenant who owns the right to live in the property for the term of the lease. Consequently, there is no requirement to pay ground rent, no consent or permission fees for alterations to your home, and no costly lease extensions or enfranchisement.
- Commonhold encourages a true sense of community, where residents, who have a true interest in the running of their building, work together to manage it, in a more cost effective way, without taking insurance commissions or a proportion of service charges for profit. The residents of a building have much more incentive to work together to manage and control the building than a third party.
- Easier for unit owners to make changes to commonhold buildings than leasehold.
- There is no adversarial relationship between freeholder and leaseholder.
- There is no opportunity to sell the freehold from under your feet and it to become a cash cow for an offshore investor.
- No risk of forfeiture for breach of lease terms and the risk of losing everything you have invested in the property

There are wider benefits too:

- Standardisation and simplification, making processes easier, quicker and cheaper
- Easier for Government to implement changes to support Government policy

Obviously, those that currently benefit from the leasehold system will put forward numerous, seemingly credible, arguments as to why leasehold needs to stay and commonhold will not work. These must be met with robust challenge. Leasehold exists in a handful of countries in the world. Home ownership in the vast majority of countries is managed perfectly well without leasehold.

The leasehold scandal that is quite rightly making headlines would never have happened if commonhold had been promoted and encouraged. There is only one reason that my house is leasehold and that's to provide additional profit for the developer and the freeholder.

Given a choice, I think any informed consumer would choose to buy a commonhold property over a leasehold property.

## Question 95:

(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

There are huge numbers of leaseholders (and "freeholders" on estates with estate management charges) that are unhappy with the levels of service charges they are asked to pay. These charges are currently uncapped and unregulated and increase significantly more than inflation.

Many leaseholders will not attempt to challenge these costs at the Tribunal due to their general fears about the costs associated with it and their fear at not understanding the legal jargon. Leaseholders do not generally understand the difference between a tribunal and a court and/or different types of lawyers/solicitors. Unscrupulous freeholders and management companies exploit leaseholders by knowing that there is a "margin" that they can add to service charge costs that they can get away with as it's not big enough to incentivise the leaseholders to challenge this at Tribunal. FTT does not work as designed. It realises the inherent unfairness of leasehold tenure as leaseholders fight against deep pocketed freeholders who can afford to employ the brightest and best leasehold barristers.

Some leaseholders that do take their freeholder to Tribunal find the level of costs and the time they have to commit very stressful. They may win their case only to find they are faced with the same problem the following year. Unscrupulous freeholders and management companies know that this set of leaseholders have already experienced the time and costs associated with Tribunal, are fatigued by the effort already expended in challenging the costs the first time, and will just give in to increased service charges rather than have to go through the whole process again.

Commonhold should, just by its very nature and structure, eliminate this kind of thing as there is no incentive for the commonhold association to increase charges unreasonably to make profit.

## Question 99:

## Question 100:

I have no expertise to give a view on point 1, but from my understanding of your proposals I would expect there to be less scope for disputes within commonhold. Neighbourly disputes will always arise, but commonhold removes the adversarial relationship between freeholder and leaseholder. Budgets and rules are agreed collaboratively, rather than the current situation where leaseholders are dictated to. This should lead to fewer disputes.

## Question 101:

Commonhold is going to evolve, rather than being a big bang, and as such it should be manageable to watch and learn as the number and types of applications made to Tribunal increase from commonhold. This will be offset (although difficult to understand at this point by how much) a decrease Tribunal cases from leasehold disputes as commonhold starts to replace leasehold.

## Question 102:

Commonhold offers a multitude of advantages over leasehold for consumers, including:

- A unit owner is a true owner of the property, not a tenant who owns the right to live in the property for the term of the lease. Consequently, there is no requirement to pay ground rent, no consent or permission fees for alterations to your home, and no costly lease extensions or enfranchisement.
- Commonhold encourages a true sense of community, where residents, who have a true interest in the running of their building, work together to manage it, in a more cost effective way, without taking insurance commissions or a proportion of service charges for profit. The residents of a building have much more incentive to work together to manage and control the building than a third party.
- Easier for unit owners to make changes to commonhold buildings than leasehold.
- There is no adversarial relationship between freeholder and leaseholder.
- There is no opportunity to sell the freehold from under your feet and it to become a cash cow for an offshore investor.
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- Easier for Government to implement changes to support Government policy

Obviously, those that currently benefit from the leasehold system will put forward numerous, seemingly credible, arguments as to why leasehold needs to stay and commonhold will not work. These must be met with robust challenge. Leasehold exists in
a handful of countries in the world. Home ownership in the vast majority of countries is managed perfectly well without leasehold.

The leasehold scandal that is quite rightly making headlines would never have happened if commonhold had been promoted and encouraged. There is only one reason that my house is leasehold and that's to provide additional profit for the developer and the freeholder.

Given a choice, I think any informed consumer would choose to buy a commonhold property over a leasehold property.

## Question 103:

As I have commented earlier, those with vested interests will continue to give you reasons and examples of why and how commonhold can't work. Mixed use developments are likely to be cited as a big barrier to commonhold. All these challenges must be met with firm responses. Mixed use buildings exist all across the world without leasehold. Commonhold has to be the default position.

## Question 104:

As I have commented earlier, those with vested interests will continue to give you reasons and examples of why and how commonhold can't work. l'm sure they will give you examples of cases where a leaseholder run company has run into problems and may have affected the rental or capital value of a property. No system is perfect. However, leasehold allow leaseholders to be continually abused and exploited. We need to approach commonhold with a "can do" attitude. The rest of the world can do it, so can we. There is an argument to say that commonhold will encourage the commonhold association to run and manage a property with a greater degree of responsibility; after all the unit owners are owners whereas the leaseholders are tenants.

## 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: The current leasehold model provides financial incentives for developers and freeholders. If, and only if, these are removed (i.e. zero ground rents, no permission fees, no financial incentives for lease extensions/enfranchisement) then developers could be encouraged to use commonhold. While there is profit in leasehold they will not move to commonhold voluntarily. The current leasehold and fleecehold scandals show that their actions are taken to maximise their returns for shareholders with little to no regard for their customers. After all, most consumers do not buy houses on a regular basis, so repeat business is not a driver of their behaviour.

Help to buy has been a huge driver of developer profits at the expense of the tax payer. If Help to buy were removed from leasehold properties but offered for commonhold properties this would be a big driver for change.

## Question 106:

(1) The current leasehold model provides financial incentives for developers and freeholders. If, and only if, these are removed (i.e. zero ground rents, no permission fees, no financial incentives for lease extensions/enfranchisement) then developers could be encouraged to use commonhold. While there is profit in leasehold they will not move to commonhold voluntarily. The current leasehold and fleecehold scandals show that their actions are taken to maximise their returns for shareholders with little to no regard for their customers. After all, most consumers do not buy houses on a regular basis, so repeat business is not a driver of their behaviour.

Help to buy has been a huge driver of developer profits at the expense of the tax payer. If Help to buy were removed from leasehold properties but offered for commonhold properties this would be a big driver for change.

Much more work needs to be done to educate consumers about commonhold. Given a choice, any informed consumer would choose a commonhold property over a leasehold property. Some consumers will not want any involvement in the day to day management of the building, but commonhold with outsourced Directors and management company is preferable to leasehold.
(2) I welcome all the suggestions in paragraph 16.47. Given a choice, any informed consumer would choose commonhold over leasehold.

## Question 107:

The reformed regime should treat particular issues consistently unless there is some devolved legislation that means this is not possible.

## Any further comments

This is an extremely thorough analysis of the current commonhold law with positive recommendations to reinvigorate commonhold.

Unless and until the financial incentives for developers and freeholders are abolished, commonhold stands little to no chance of being a success. Leasehold provides those with vested interests money for nothing. Those with vested interests will argue long and hard as to why commonhold will not work with their well paid and clever professional advisers. These challenges must be faced with facts and a real desire to make commonhold the default position. The rest of the world, and countries with a significant number of communal and mixed use buildings, manage perfectly well without leasehold. The answers to all the challenges lie there, but it's not in the interests of those that make money to help you with this.

The leasehold and fleecehold scandals that are regularly featured in the press and media show you that the large developers and many freeholders operate with little regard for consumers and are motivated only by profit. You will have to drag them kicking and screaming into the new world. They will look for ways to delay the process as long as possible and exploit loopholes should you leave any.

For commonhold to succeed we need culture change from top to bottom - leasehold is a parasitic system and needs to go, consumers needs to take more responsibility in the management and ownership of their homes, consumers need to be educated and informed, lenders need to support and actively contribute to change. This is going to be a huge challenge, but one that we need to face into and progress.

Name: Dr Agnes Kory

## Name of organisation: not applicable

## Question 1:

Other
Comment: Freeholders are unlikely to give their consent and leaseholders in large blocks of flats or estates (such as where I live with 54 flats scattered in eight blocks) are unlikely to agree on anything. Further important issue is that leaseholders may be owner occupiers but also may be property companies with large portfolios of leasehold flats. In the estate where I am an owner occupier leaseholder about 50 of the 54 flats are owed by absentee property professionals who have different agendas (and more power) than the remaining handful of owner occupier leaseholders.

## Question 2:

Other
Comment: I am concerned about the imbalance between absentee professional property people letting their leasehold flats and the decreasing number of owner occupier leaseholders (like in our large estate of 8 blocks with 54 flats).

I would like extra protection for owner occupiers.

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Other

Comment: I believe that commonhold should be compulsory and done.
(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:

No
Comment: According to my experience (with individual as well as communal matters), the First-tier Tribunal is not fit to purpose.

## Question 8:

## Yes

Comment: I welcome any suggestion which would assist abolishing the leasehold system.

## Question 9:

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

Comment: I welcome any suggestion towards abolishing leasehold.

## Question 10:

(1) Other (see below)
(2) Leasehold should be abolshed without anybody's consent.

Alternatively. different rules should apply to smaller blocks (of, for instance, 2-12 flats) and for larger blocks /estates (like the estate where live with 54 flats in eight separate blocks).S
(3) None of the options wiould work for large estates with large number of flats. Abolish leasehold unconditionally.

## 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

[^4]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

Leasehold laws can be abused and destroy life. The worse part of the leasehold system is the forfeiture law which is often used to bully leaseholders to pay huge unjustified sums to managements/landlords.

In 2014 I was bullied and frightened into paying £20000 (twenty-thousand) without justification and transparency. I paid because Court proceedings were ssued for forfeiture. The forfeiture papers claimed that judgement of the lower Court was obtained. This was untrue but the risk of loosing my home of forty years was too frightening.

Immediately after my payment of $£ 20000$, I was charged another $£ 2500$ (on top of service charges), this time apparently for S20 work. However, in spite of relevant leasehold laws, no notice was issued for S 20 work. I refused to pay and I was taken to the First-tier Tribunal. Impressed by management's highly skilled barrister, the First-tier Tribunal ruled that I must have had the disputed S20 notice but did not notice it. No copies of the S20 notice were produced at the hearing and I produced evidence that I kept asking for copies for over four years. However, the FtT ruled that nobody else complained and that I had bad eye-sight, therefore the probability is that I received the S20 notice.

Bottom line(s):

1. Justice will not be established until the forfeiture law is abolished.
2. No law, however helpful, will bring about justice while the First-tier Tribunal remains in place.

Name: Neil Thacker
Name of organisation: $\mathrm{N} / \mathrm{a}$

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: Shared ownership or shared equity leaseholders should still be able to convert to commonhold.

## Question 4:

(1) No

Comment: i dont agree with option 1, abusive landlords/freeholders would still be involved.
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) No

Comment: $80 \%$ is too high, $50 \%$ or more should be the threshold to activate commonhold conversion.
(2) Yes

Comment:
Yes
(3 \& 4)
(5) Other participating commonholders or financial loan that would be recoverable against non participating leaseholder/unit.
(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:

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

Comment:

## Question 10:

(1) Option 2
(2) i dont agree with option 1, abusive landlords/freeholders would still be involved.

Developments where there is mixed tenure of leaseholders who own $100 \%$ of their lease and leaseholders who have shared equity/ownership leases should still have an ability to convert to commonhold.
(3)

## Question 11:

Not Answered

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) 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:

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:
(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:

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:
(2) Not Answered

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) Not Answered

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) 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) Yes

Comment:

## Question 67:

(1) No

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

Shared equity, LWI

## 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:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^5]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:

It will get rid of third party freeholders who only see a property as a means to generate wealth at someone elses expense for no or little service in return. It will stop the ability for the creation of profit at the detriment of people and their homes.

## 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: Developers will always find a way to capitalise a development unless prohibited, they must be prohibited from profiting other than simply selling a property at a market price.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Not Answered

Name: Nina Rautio

## 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: All leaseholders should have the right to commonhold. Collective enfranchisement rules currently does not allow all leaseholders their freedom. I need to describe this as freedom as otherwise leaseholders will be continued to be trapped under control of rogue freeholders. Modern slavery needs to come to an end

## 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

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:

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:

## 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:
Question 84:
Not Answered
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

Comment:
(2) Not Answered

[^6]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:

Comment:
(3) Not Answered

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

Comment.
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

Several. I have been abused. i have been put under so much pressure and stress for several years for 1 freeholder to another. My mortgage is coming to an end. i am at retirement age and am unable to sell. I am stuck. Leasehold is abuse. I didnt have any control. I want control. Im fed up of having to pay permission fees to a freeholder who is harrassing. Commonhold can not come soon enough. I have seriously considered moving country just to be away from this housing tenure. I want commonhold conversions to happen. It should be mandatory. I love my home and have a good realtionshp with my neighbours. This would work together in our community. I want peace of mind if my son ever buys a property. We are abe to manage our block with improvements ourselves at a fraction of the cost. The question is what are we waiting for. Leasehold should be abolished in order for commonhld to survive. There are no benefits of leasehold. Even if the minister thinks people want to go home and watch tv after 6 pm . THe time spent fighting with freeholders is not funny. It is only a matter of time before 6 pm lazy leaseholders will feel the effect of rogue freeholders. I do not believe it is more difficult or more responsibility to be commonhold rather than enslaved by a freeholder. People around the world are rarely complaining about their duties of block management as a burden in comparison to leaseholders in this country. Hurry.

## Question 95:

(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: Developers should have been building and selling properties not creating income streams. Thats all theyve done. It should be against the law. Similarly with freeholders profiteering and preying on vulnerable leaseholders. It is against the law. commonhold should be mandatory.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Im pleased the law commission are working very hard on this matter. I wish your terms of reference was wider. I wish you have the power to abolish leasehold and make commonhold mandatory. it would be revolutionary to free the slaves.

I have been through hell in my leasehold flat. It is the death of me. Im tired of it.

## Name: Giancarlo Fenton

## Name of organisation: N/A

## Question 1:

Other
Comment: The freehold acquiring procedure should be straighforward and the freeholder should not have the option of whether he/she wants to sell the freehold. Sale of the freehold must be mandatory for the freeholder should this be the wish of the leaseholders.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: All leaseholders should be eligible to participate in taking a claim in the commonhold unit as long as this is deemed to be fair and equitable.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes, a purchaser should be required to purchase both. This will ensure that over time, as non-consenting leaseholds are sold in the private market, the landlord element will slowly disappear and we will move towards a healthier system that sees commonhold with no leaseholds.
(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:

No
Comment: Freeholders should not have the right to refuse consent to conversion, should $50 \%$ of the leaseholders (by number of units) want to convert to commonhold.

## 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:

Give less rights to the freeholder to refuse transition to a commonhold system.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Other

Comment: N/A as I selected 'Agree' in Q17 above
(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:

These rights for developers should have a time limit that should be set to 6 or 12 motnhs after the flats first go on sale or are advertised on the open market.

## Question 28:

## Yes

Comment:

## Question 29:

I do not see any advantages for the residents in teh block by having a transition period.

## Question 30:

Yes, no annual confirmation statements and simplied accounts only should be required posted. No minutes of AGMs or EGMs required.

## Question 31:

(1) No
(2) Cannot think of any.

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2) Up to the court and/or administrator/liquidator to decide.
(3) Yes
(4) The court should take into account the interests of all unit holders and remember that a commonhold is not a business enterprise, instead a residential organisation.

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment: Totally agree with this. Great suggestion else the system could be gamed unfairly.
(2)

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 37:

Can' think of any.

## Question 38:

(1) Yes

Comment:
(2) $75 \%$
(3) Whenever at least $10 \%$ of units feel that the CCS amendment would put them in an unfair position.
(4) It should be same, as it simplifies the process. Else it would create excessive complication that would outweigh the benefits.

## Question 39:

(1) Yes

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

Comment: It creates unfair workload for the directors, meaning that less people would want to apply for the director role and thus it would lower the quality of potential directors.

## Question 40:

## Yes

Comment:

## Question 41:

## Question 42:

## Yes

Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) Yes this is a real concern.
(2) The courts should view investors and resident-owners as two separate categories and provide a wider level of rights to resident-owners. Investors include individuals that own the units through buy to let or are generally renting the property and are not resident in the dwelling.

## Question 45:

(1) Proxy voting is open to abuse and thus proxies should be limited or banned and the resident should turn up in person and vote (or email his vote), else his vote is not valid.
(2) (1) a restriction on the number of proxy votes that any individual might hold No more than $10 \%$ of total proxy votes can be held by any one individual or organisation.

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment: This is required else insurance premia will become unaffordably high.
(3)

## Question 47:

(1) No

Comment: Too much administrative work for the directors.
(2) Yes

## Comment:

## Question 48:

(1) It should be mandatory as long as there is an efficient and competitive market to provide such policy covers.
(2) Yes

Comment: It should be allowed as long as there is an efficient and competitive market to provide such policy covers.

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) No

Comment: This can be contentious in a block of flats and create disagreemnts in the commonhold. Having this prescribed by higher powers is preferred to streamline process.
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3) This should all be decided by local rules. However, no entry should be allowed for commercial purposes in a $100 \%$ residential block (e.g. 'Working from Home' should not allow suppliers/clients to access the building).
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

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

Comment:

## Question 53:

Other
Comment: N/A in my circumstance

## Question 54:

(1) Yes

Comment: The peirod should be at least 2 years in length to allow contract renegotiation across all service providers.
(2) Yes

Comment:
(3) No

Comment: Should be longer as it takes time to negotiate agreements. This should be at minimum 12 months from the commonhold coming under the effective control of the unit owners

## Question 55:

Out of my depth of expertise

## Question 56:

(1) Yes

Comment:
(2) Yes

## Comment:

(3) I agree with the above
(4) The directors can go to a tribunal, explaining why the new contributions are required and the tribunal should take a decision whether these contributions are necessary/critical.

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: I think that $50 \%$ would be sufficient here, as it may well be that some services could unexpectedly increase in price and so the flexibility to increase fees further would be required.
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment: Any excess contributions should however automatically feed into the reserve fund (that is owned by the commonholders anyway).
(3) Yes

Comment: It should be decided by the commonhold association what the appropriate level is.
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment: This should be very strict so $80 \%$ is appropriate.
(9) No, the reserve fund needs to be ring-fenced.
(10) Yes

Comment:

## Question 59:

(1) No

Comment: There are some items that should be Prescribed rather than left to the CCS. One exmaple would be the building exteriors, where all unitholders should contribute towards this cost irrespectively whether their flat is facing the exterior or not. The reserve fund should be used and if there is any shortfall, then all unitholders should contribute. Once again the consultation should have a careful think of which items should be prescribed and which ones should be left to the commonhold association.
(2) there should be limitations

Comment: There are some items that should be Prescribed rather than left to the CCS. One exmaple would be the building exteriors, where all unitholders should contribute towards this cost irrespectively whether their flat is facing the exterior or not. The reserve fund should be used and if there is any shortfall, then all unitholders should contribute. Once again the consultation should have a careful think of which items should be prescribed and which ones should be left to the commonhold association.

## Question 60:

(1) Yes

Comment:
(2) Safeguards should apply and should be thought about carefully by the consultation according to what is deemed to be fair and equitable.
(3) Internal floor area is a fair metric. It is not perfect, however it is easily measurable.
(4) Internal floor area is a fair metric. It is not perfect, however it is easily measurable.

## Question 61:

(1) Yes

Comment:
(2) No opinion.
(3) Yes

## Comment:

(4) Yes

Comment:
(5) No opinion.
(6) CUIC should be amendable

Comment:

## Question 62:

No opinion.

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

## Yes

Comment: Strongly agree that share ownership should be eligible for commonhold. I would actually exand this to all forms of shared ownership and making it the rule rather than the exception.

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: I do not see why shared ownership leaseholders should have less statutory rights as other leaseholders. I disagree with this, the rights should be the same.
(4) Yes

Comment:

## Question 67:

(1) Other

Comment: I agree that the provider should have voting rights, however these voting rights must be madatorily delegated to the shared owner.
(2) No

Comment: Make the shared owner a commonhold unit holder even if below 50\%, thus making him a freeholder on his \% ownership. As he buys more he simply increases his \% ownership of the unit in the commonhold. This is fundamental in order to avoid Providers taking advantage of leaseholders (as they currently do through managing agents).
(3) Other

Comment: As mentioned above, the leasholder that owns less tha $100 \%$ (even if he own $10 \%$ ) he should be a \% owner in the commonhold.

## Question 68:

Yes, an exception is needed
Comment:

## Question 69:

IMPORTANT: Please ensure to include DMS (Discounted Market Sale) in the property types that are eligible for commonhold association. DMS is not common, however it is a form of Shared Ownership that is a great candidate for commonhold ownership, as there is no rent payable on the \% owned by the Provider. Including smaller schemes that were setup in the past and discontinued would really be the democratic and fair thing to do, in order to ensure that everyone is treated fairly and equitably. Please ensure that DMS is included in the consultation plans and made eligible for commonhold.

## Question 70:

## Yes

Comment:

## Question 71:

Other
Comment:I do not see why shared ownership leaseholders should have less statutory rights as other leaseholders. I disagree with this, the rights should be the same.

## Question 72:

Purchase of home ownership through smaller husing type schemes can often create issued with getting financing or mortage approval. I recommend bringing all leaseholders of such existing schemes onto commonhold in order to increase the liqudity of their property and making it more appealing for banks (in their function as lenders).

## Question 73:

## Yes

## Comment:

## Question 74:

## Yes

Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

No, the procedure should not be transferred to a pre-action protocol.
Comment: Increases complications and paperwork, that in turn slows down director's ability to act.

## Question 78:

Yes
Comment:

## Question 79:

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

## Question 80:

I agree with the above

## 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: This is an important clause that I agree with.

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Other

[^7]Comment: Yes, however this level should be low (£3000). The first option should be for the Tribunal to force the unit holder to take out financing and should that fail proceed with sale of the unit.
(5) The ability and willingness of the unit holder to find alternative solutions to compensate the commonhold. Both need to be satisfied and satysying one only would not be sufficient.
(6) Yes

Comment: The court needs to appoint more than one receiver to sell the unit and ideally use cheap methods of sale to provide best value for the unit holder that is being forced to sell the unit (e.g. online estate agents).
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No opinion.
(4) It has to involve and imput between the court and members of teh commonhold association.
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment: Only if the commonhold also has the same intention as the landlord.
(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) Guidance should be provided to teh court or tribunal from the commonholders of each unit.
(5) Agree on above points.
(6) Yes

Comment:
(7) Amount of contributions (in terms of \% of total contributions) should be also taken into account.

## Question 92:

(1) Yes
(2)

## Question 93:

It will impact existing owners of commonhold positively as it will bring the concept of freehold for flats more mainstream and have a consequent positive impact on their unit valuation.

## Question 94:

It would stop managing agents and landlords abusing their rights and overcharging leaseholders through service charges. It would allow freedom to select own rules and regulations that are most applicable for each block of flats. The 'summary paper' provided lists a great number of reasons why commonhold is a superior option to leasehold.

## Question 95:

(1)
(2)
(3) There are meaningful monetary cost savings that can be achieved through commonhold. Look at examples of condominiums in other parts of Europe and the Commonwealth and it is quick to realise that in the UK the leashold system leads to higher service charges on a like to ike basis. This 'economic rent' is created due to the monopolistic position that landlords and managing agents have been allowed to enjoy and exploit through an outdated land ownership system.

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

Cases before tribunals would prove less expensive and more expedited.

## 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) Leasehold is a very lucrative form of gaining extra income for developers, as often the freehold is sold to a third party as an asset that generates a cashflow. I see little upside for developers wanting to build using commonhold as it means simply less profit per square foot. Home buyers would instead be delighted to move a system that is utilised in pretty much the rest of the developer world. To promote adoption it must be out into law that new developemnts are prohibited to be sold on leasehold and commonhold is mandatory.
(2) It needs to be forced as the only viable option in order to promote adoption. Leasehold needs to be abolished.

## Question 107:

## Any further comments

IMPORTANT: Please ensure that the proposals for commonhold will also extend to existing shared ownership schemes under the DMS (Discount Market Sale) scheme.

Name: Angela Jezard

## Name of organisation:

## Question 1:

## Yes

Comment: Disagree with 1: freeholder consent. Agree with 2. subject to there being reasonable qualifying criteria.

## Question 2:

Yes
Comment: Should be same threshold as enfranchisement

## 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: $50 \%$. Perhaps with caveat re level of opposition should not be greater than $20 \%$ of qualifying leaseholders.

It's important that apathy/indifference does not prevent a majority of leaseholders in favour from proceeding.
(2) Other

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) Option 1
(2) You are treating all estates as being similar, and $50 \% / 80 \%$ being the same whether there are four flats involved (in which case 2 (50\%) or 4 ( $80 \%$ ) support needed) or 400 (where $50 \%$ means at least 200 and $80 \%$ means at least 320).

It is very difficult for those of us in large estates (>150 flats) where you have a large number of apathetic/ uninterested owners to generate support - even for something as benign as a residents association! You run the risk of allowing the minority always to have the final say* and effectively out-vote the majority. *Even if that is actually silence rather than active opposition.

Important thing is to ensure their interests are safeguarded, ie by a lease continuing until re-sale (when it will then be commonhold under hew owner).
(3) Don't think that the freehold purchase is always valuable. What about estates (like ours) with a peppercorn ground rent? By assuming there is a valuable financial settlement to be agreed with the freeholder you are ignoring the peppercorn rentals.

You are also overstating significance of non-consenting lessees in this scenario, asduming that there is a financial implication that you are seeking to spare them from. It's not always the case: you need to separately deal with zero ground rent estates.

In our estate the only freehold value lies with the commercial parts - which we would suggest could be leased back to the freeholder.

## Question 11:

No
Comment: Freeholder consent should not be required.
Will the collective enfranchisement process be 'as is' or reformed per LC consultation? Because currently, ,mixed-use estates like ours where commercial floor space may be $>25 \%$ of total we are prevented from collective enfranchisement.

If collective enfranchisement is not an option, and commonhold is not an option - and perhaps RTM will also remain not an option, you are leaving mixed-use estates with zero options.

## 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) Yes
(2) A means by which commercial interests are compelled to pay their share of service charges.

## 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) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
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) 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:

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:

## 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

[^8](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

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:

Ensuring that the biggest stakeholder in an estate - the leaseholders - can have a say in the management of their homes and investments. High service charges and/or poor management/maintenance impacts only the value of the leaseholder's investment. But it is (currently) the sole control of the freeholder/landlord. The managing agent (which I think should be a mandatory appointment for large estates) is appointed by and reports to the landlord. Our only redress is to take legal action - which is expensive and time consuming, and often not worth the effort of leaseholders who just want to live their lives and not become entangled in complex leasehold law issues.

Landlord and leaseholder interests are not aligned, and it is wrong of the law to support what is in essence an anachronistic/patriarchal system. You cannot assume the landlord is acting in the best interests of the estate: all too often they are looking at what is in their interest, which includes financial gains from service charges and administration fees.

## 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
Not Answered

Name: Ann Williams

## Name of organisation: -

## Question 1:

No
Comment: The decision should be made by leaseholders who are actually living in the affected property (or at the very least, resident leaseholders should have more say than non-resident leaseholders). A lot of flats are rented, therefore the leaseholders are not resident and are not affected to the same extent as those who are resident.

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: The decision should be made by leaseholders who are actually living in the affected property (or at the very least, resident leaseholders should have more say than non-resident leaseholders). A lot of flats are rented, therefore the leaseholders are not resident and are not affected to the same extent as those who are resident.

## Question 4:

(1) Other

Comment: The decision should be made by leaseholders who are actually living in the affected property (or at the very least, resident leaseholders should have more say than non-resident leaseholders). A lot of flats are rented, therefore the leaseholders are not resident and are not affected to the same extent as those who are resident.
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) No

Comment: The decision should be made by leaseholders who are actually living in the affected property (or at the very least, resident leaseholders should have more say than non-resident leaseholders). A lot of flats are rented, therefore the leaseholders are not resident and are not affected to the same extent as those who are resident.
(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:

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

Comment:

## Question 10:

(1) Other (see below)
(2) The decision should be made by leaseholders who are actually living in the affected property (or at the very least, resident leaseholders should have more say than nonresident leaseholders). A lot of flats are rented, therefore the leaseholders are not resident and are not affected to the same extent as those who are resident.
(3)

## Question 11:

No

## Comment:

## Question 12:

(1) Not Answered

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) Not Answered

Comment:

## Question 14:

Not Answered
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:

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:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
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## Question 37:

## Question 38:

(1) Not Answered

Comment:
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Question 39:
(1) Not Answered

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## Question 40:

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## Question 41:

## Question 42:

Not Answered
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## Question 43:

(1) No

Comment:
(2) No

Comment:
(3) Not Answered

Comment:

## Question 44:

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## Question 45:

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## Question 46:

(1) Yes

Comment:
(2) Not Answered

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## Question 47:

(1) Yes

Comment:
(2) Yes

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## Question 48:

(1)
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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) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

## Yes

Comment: Managing agents have entered into contracts that are grossly overcharging leaseholders for the services provided (e.g communal cleaning at a cost of $80 \%$ over the going rate).

## Question 54:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
Question 55:

## Question 56:

(1) Not Answered

Comment:
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## Question 57:

(1) Not Answered

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## Question 58:

(1) Yes

Comment:
(2) Yes

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(3) 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:

## 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 69:

## Question 70:

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## Question 71:

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Question 72:
Question 73:
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Question 74:
Yes
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Question 75:
(1) Yes

Comment:
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## Question 76:

Not Answered
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## Question 78:

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## Question 79:

(1) Not Answered
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## Question 80:

## Question 81:

## Question 82:

Not Answered

## Comment:

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

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

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Comment: Not Answered
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Comment: Not Answered

## Question 86:

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## Question 87:

(1) 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:

## Question 94:

Commonhold is a viable and significantly preferable alternative to leasehold.
Leasehold is a wasting asset, leaseholders do not have control over their homes, and the freeholder often has very different interests to the leaseholders.

Commonhold eradicates the wasting asset problem, it is a democratic system and allows flat owners to control and manage the maintenance of their homes in ways which serve their best interests.

## Question 95:

(1) I am a leaseholder and upon purchase of my flat my conveyancing solicitor did not provide any advice or explain the implications of purchasing leasehold.
(2)
(3) Commonhold is widely used in other countries and needs to be adopted here.

## Question 96:

## Question 97:

(3)

## Question 98:

Under leasehold, managing agents are not regulated. The managing agents for my leasehold flat (—) ignore requests for repair and maintenance, do not carry out Section 20 consultations, and grossly overcharge for what little they do provide. It
appears they act on the interest of what benefits them financially / pays commission - what is in the interests of the leaseholders who actually live in the property appears irrelevant.

## Question 99:

## Question 100

## Question 101

## Question 102:

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

Comment:

## Question 106:

(1)
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## Question 107:

## Any further comments

I am a resident leaseholder in a conversion flat (house converted into 4 flats). I am the sole resident leaseholder, the other 3 flats are rented out. The property is in a state of neglect and disrepair as the managing agents / freeholder do not maintain or repair the property. Being the only resident leaseholder I am in the minority. The managing agents have ignored requests for necessary repair and maintenance, failed to carry out Section 20 consultations and grossly overcharged for what little they have provided. It appears they act on the interest of what benefits them financially / pays commission. The poor condition of the communal parts renders the property unpleasant to reside in and impossible to sell. The leasehold system is flawed; residents of any property should have control over their management and not third parties.

## Name:

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

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## Question 3:

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## Question 4:

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## Question 5:

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## Question 6:

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## Question 7:

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## Question 9:

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## Question 10:

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## Question 11:

No
Comment: In our current leasehold building which is a mixed use property, the building management is controlled by the freeholder and we did not have properly audited accounts on our services charges in the past few years. The service charges has been very high compared to other buildings and we did not have properly functioning meters for utilities charges since I purchased the property. I can have every
suspicions that my service charges were funding expenses at the commercial portion of the building given the lack of properly audited accounts. The move to commonhold will mean that residential leaseholders can take all these building management matters back into our hands and be charged fairly. The conversion to commonhold is highly likely be refused by the freeholder and the $25 \%$ rule for collective enfranchisement process does not work for us, therefore, pls remove it from your proposal. Any new legislative reform should aim at fairer rule for all, therefore, pls make this option available to leaseholders in mixed use development where the non residential area accounts for over $25 \%$ of the total area. Leaseholders in mixed use property should not be left behind in this new reform.

## Question 12:

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## Question 51:

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## Question 62:

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## Question 67:

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## Question 80:

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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 100:

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(1) Not Answered
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## Any further comments

Not Answered

Name: Cora Beeharry

## Name of organisation:

## Question 1:

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Comment: Not Answered

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## Question 11:

Not Answered
Comment: my daughter informs me that blocks with shops underneath have no ability to enfranchise and therefore unable to convert to commonhold. This shouldnt happen. There should be no exceptions. City centres have many properties above shops. They should be free.

## Question 12:

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## 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

[^11]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
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Comment: Not Answered
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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 more costly disputes with third party freeholders. No more unecessary disputes with freeholders. No more stress from freeholders. No more unecessary works from freeholders. No more lack of transparency from freeholders managing agents. choice of managing agent and more control over the block. No more time wasted from freeholders.

## 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: build a house and sell a house. No more income streams and circumnavigating loopholes in legislation please. Make commonhold mandatory.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Leasehold is unecessary and the problems associated with it has caused so much distress and loss of lives. make commonhold mandatory and abolish leasehold. Leasehold only sets consumers up to fail with freeholders to gain.

Name: Helen \& Keith Clark

## 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:

Other
Comment: We completely disagree with the $25 \%$ rule that is proposed. We strongly believe that commonhold conversion should be available to leaseholders in mixed use buildings since they are highly susceptible to unfair behaviours by freeholders and their agents.

## 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
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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

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## Question 22:

Not Answered
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## Question 23:

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Comment: Not Answered

## Question 24:

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## Question 25:

(1) Not Answered

Comment: Not Answered
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## 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:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
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## 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

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## Question 36:

(1) 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
(2) Not Answered

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## 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:

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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

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

Comment: Not Answered
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## Question 55:

Not Answered

## Question 56:

(1) 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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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

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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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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

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(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:

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

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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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## Question 79:

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## Question 80:

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## Question 81:

Not Answered

## 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

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(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^12]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
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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

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(3) Not Answered

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## Question 91:

(1) 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

We completely disagree the $25 \%$ rule that is proposed. We strongly believe that commonhold conversion should be available to lease holders in mixed use buildings since they are highly susceptible to unfair behaviours by freeholders and their agents.

## Name: Craig Grosscurth

## Name of organisation: NA

## Question 1:

No
Comment: Currently the freehold system favours only the freeholder and never the leaseholder. The freeholder normally owns a number of freeholds and has made a professional business out of doing so. The leaseholder currently is seen as a matter of convenience for the freeholder. The leaseholder must pay all ground rents and management fees. The ground rents have no control and in most leases have provision to be increased making the freehold more valuable for those who speculate on them. The management fees are ultimately controlled by the freeholder who decides on what is done and how it is done, the leaseholders may strongly disagree with practices such as inflated insurance premiums due to incentives being paid to the freeholder but currently this is seen as legal and just. The management company sees it as in their interest to facilitate the freeholders wants as they gain business through them and can earn not only through management fees which are paid by the leaseholders but also through agreements they have with business who provide services such as cleaning, gardening etc.

The options to buy the freehold are limited. They must convince the other leaseholders in a block of flats for instance to pay between £7k-10k to buy the lease which includes all the freeholders costs through 'chosen' solicitors and 'chosem' Surveyors. If a price can't be agreed then further cost for tribunals must be paid. The situation is a farce and if I am honest I can see why. The law as it stands protects freeholders and in essence punishes leaseholders, why would a freeholder easily let a leaseholder buy a lease when they can happily put many obstacles in the way and earn through multiple channels during the process. Just do a few searches online and there are multiple websites and even seminars held which tell freeholders how to maximise their investment. Why are freeholds investments? If money is earned it should be at a flat rate and be completely transparent and completely disclosed to leaseholders. If the freeholder has earned $£ 5 \mathrm{k}$ from leaseholders in a block of 13 flats then this should be disclosed.

Freeholds used to be open investments with clear returns but now has become an exploitable enterprise. My freeholder for instance runs a freehold investment company and gives advise on how a well written lease can earn you much more return (I believe the phrasing suggested a million pounds additional for a large development).... it's just completely fundamentally and ethically wrong this system as it sits currently.

My suggestion would be to have a fixed price for freehold purchases e.g. $10 \times$ yearly ground rent, and controlled by adequate surveyors reports which should give true structural reports (not just valuations so additional loans or additional insurance cover can acquired by freeholders) and a legal responsibility for the commonholders to organise and pay equally for these surveys and to get suitable insurance cover. This is my mind would work no differently to owning a car, we all must have a valid MOT and pay our insurance policies. Most freeholders would tell you a system like this could never work but having read the surveyor reports currently put together on my building it is clear that the structure and well being of the building is second to the financial gains from increased insurance values and the options to borrow more against the property.

From my own experience I was the one who reported the fact there was cracking to the building and how it should be resolved and then forced the management company to take action.... where was the freeholder who's responsibility it is?

## Question 2:

## Yes

Comment: Yes, as I believe most mortgage companies would cover the cost of buying a freehold if it was at a reasonable rate as this cost would be easily covered by the increase in value due to having ownership and control of the freehold. Their risk would not be increased and they would earn additional money from increased loans.

This however would be dependent on the purchase price of the freehold/commonhold being reasonable. In my instance I pay £250 a year in ground rent, if the freehold was 10 times this I.e. $£ 2500$ (a 10 year return) I believe the mortgage company would cover this as the lease can be effortlessly extended to 999 years (if necessary under revised rules) ground rent abolished and with less money going to the freeholder through the management company there is potential for more money to be put on the properties.

## Question 3:

No
Comment: This again would put too much power in the hands of freeholders. It should be the responsibility of the leaseholder to be able to meet the terms of a 'lease' or common hold agreement.

As stated in another of my answers I see an 'MOT' system of correct surveying and insurance cover which must be conformed to by the 'leaseholder'. In the case of apartment blocks a group commonhold company must be set up and legislation created to ensure that all 'leaseholders' have the responsibility to ensure that the correct surveys and insurance is undertaken. Mortgage companies and councils should require submission of the correct documents every year to ensure conformance .... no different to your car and the responsibilities a motorist must undertake. Treating leaseholders as idiots and freeholders as all wise is frankly niave.... from my experiences my freeholder is a complete fool ..... extremely wealthy but a fool.

## Question 4:

(1) Yes

Comment: I feel that if a reasonable fixed value is applied to freehold values this issue should just be a box ticking exercise as I believe most people would like to not pay thousands for lease extensions, yearly ground rent and have management companies that are not answerable to them.... I feel this system would be very popular... for leaseholders..... freeholders will come up with a million reasons why this is not right because they are earning significantly from this floored system.
(2) No

Comment: No, all at the same time
(3) Yes

Comment: If a forced system of making the whole property work to one system then a long term goal of removing freehold should be encouraged
(4) No, the leaseholder should own their lease
(5) Yes

Comment: All leases should be extended at no cost to leaseholders.
(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: In the case of apartments. If the non consenting leaseholder can not be forced to take responsibility for their investment (unclear why this would be the case if they could purchase the property) then only leaseholders in the commonhold should be allowed to have ownership. The non consenting leasehold should be held to different conditions however as they offer no benefit to the commonhold I.e. pay ground rent still. I can't see a situation where this should be applicable as they should be able to purchase their part of the freehold if the values are reasonable as the mortgage lender would likely pay for it and add it on to their loan.

## Question 5:

(1) No

Comment: $51 \%$ minimum
(2) No

Comment: Freeholders should have no say in a revised system. The property should become the ownership of the other leaseholders who can conform with the rules

No
(3 \& 4) Section 146 exists to put leans against mortgaged properties who don't pay or agree to pay their charges. The mortgage company would pay the monies owed. If the property is not mortgaged then legal protection to the commonholders who do obey the rules so that they can sue at the non conforming parties cost and regain all monies plus interest (which should be set in law)
(5) Commonholders, Mortgage companies and banks.

NO third party investors or freeholders!!!
(6) (b) as that fixed amount, with interest;

Comment:
(7) Highest

## 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: The Tribunal is a waste of energy. A minimum percentage of leaseholders should need to be required, once this is obtained the others should be notified and the process should carry on. If the tribunal needs to be informed as a way of keeping record then so be it.

## 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) Option 2 if either. I think the percentage should be $51 \%$ or more however
(3) $51 \%$ or more of leaseholders should be required to agree to start the freehold purchase.

Mortgage companies should be required to support this option I.e. add on to the mortgage value. The value of the freehold should be fixed and unequivocal, e.g. 10 times the yearly ground rent value for me this would be $£ 2500$. There should be no costs paid to the freeholder for legal charges or if any should be paid it should be fixed at a low rate and not at the freeholders whim.

## Question 11:

No
Comment: All should be forced to do so

## 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:

Yes

## 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
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## Question 22:

Not Answered
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## Question 25:

(1) Not Answered

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## Question 26:

(1) Not Answered

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## Question 27:

Not Answered

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Comment: Not Answered

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Not Answered

## Question 30:

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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

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

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
(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) Is someone owns multiple units they should only get one vote. This should also apply for those who try to bypass the system by starting multiple companies which own multiple properties.
(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) Not Answered

Comment:
(5) Yes

Comment:

## Question 51:

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

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

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(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

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## Question 55:

Question 56:
(1) Not Answered

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## Question 57:

(1) Yes

Comment:
(2) Not Answered

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(3) Not Answered

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(4) Not Answered

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## Question 58:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
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## Question 61:

(1) Not Answered

Comment:
(2)
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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:

Yes
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

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## Question 68:

Not Answered
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## Question 69:

## Question 70:

Not Answered
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Question 73:
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## Question 74:

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## 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

[^13](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: Graziella

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Other
Comment: Only in cases where the leaseholders are unknown or unreachable (e.g. they have inherited the lease)

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(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:

## 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:

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:

No
Comment: All leaseholders should have the right to commonhold. Collective enfranchisement rules currently does not allow all leaseholders their freedom. I need to describe this as freedom as otherwise leaseholders will be continued to be trapped under control of rogue freeholders. Modern slavery needs to come to an end.

There should be no exceptions

## 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

[^14](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:

I have heard of problems with leasehold and want commonhold. I want to buy a property but there are no choices as leasehold has taken over the housing market stock.
Commonhold can not come soon enough. I want commonhold conversions to happen. It should be mandatory. There are no benefits of leasehold. No more costly disputes, unnecessary disputes, stress, harassment, transparency, control with third party freeholders and choce of managing agents.

## 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

I wish to abolish leasehold and make commonhold mandatory. It would be revolutionary to free the slaves.

Leasehold is unnecessary and the problems associated with it has caused so much distress and loss of lives. Make commonhold mandatory and abolish leasehold. Leasehold only sets consumers up to fail with freeholders to gain.

## Name: Robert Montague

## 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) A purchaser should have to purchase the 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) No

Comment: Keep to 50\%
(2) Yes

Comment:
Yes
(3 \& 4)
(5) the leasholder company
(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) Highest priority since it concerns the actual building

## 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) 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) 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 they should be relaxed as expertise might be limited

## Question 31:

(1) Might be a lack of knowledge and expertise in complying with company law
(2) Must take account that it might not be implemented by professionals

## 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) No

Comment:
(3)

Question 37:
Question 38:
(1) Yes

Comment:
(2) $75 \%$
(3)
(4)

Question 39:
(1) Yes

Comment:
(2) Not Answered

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) investors owning a majority of units should be limited in their voting rights
(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: no control on cost or quality of most long term contracts entered into by freeholder.

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

TV ariels and entry systems.

## 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) No
(3) Yes

Comment:
(4) Yes

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

Comment:

## Question 62:

Tribunal should be able to override mortgage lender

## 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:

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

[^15]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:

It would remove the feudal fleecehold abuses which freeholders perpetrate on leaseholders and bring the ownership into the modern era.

Above all it would provide security of tenure and the freedom from onerous lease conditions.

## Question 95:

(1)
(2) Yes as they are less likely to contain onerous covenants
(3)

## Question 96:

## Question 97:

(1 \& 2) Cost and the freeholder always has the upper hand
(3) yes

## Question 98:

Considerable cost when freeholder disputes and goes to tribunal

## Question 99:

Need a barrister at enormous cost

## Question 100:

Less expensive

## 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) Leasehold is more financially attractive for developers and investors
(2) the only way to get commonhold is to legislate fully for compulsory change to commonhold and ban leasehold for new development.

## Question 107:

## Any further comments

As a leaseholder I have been abused by restrictive covenants and excessive charges.

I have no control over the need, quality and cost of any work to the building and consider this to be a feudal archaic and expensive way of "Not really owning your property" The freeholders frustrate and dismiss anything you raise in order to gain financial advantage and it must come to an end.

The cost of extending a lease is prohibitive, time consuming and unfair. It is loaded in favour of the freeholder who takes full advantage to frustrate the process and gain as much financial advantage as possible. It also necessitates the expensive employment of professionals and should be replaced by commonhold.

Commonhold is the only long term suitable alternative to leasehold and works in other countries so it should be made mandatory in UK by full and simple legislation for conversion to commonhold and the complete banning of Leasehold for new developments.

## Name: Carrie Hobrough

## Name of organisation: N/A

## Question 1:

Yes
Comment: With leaseholders needing to satisfy qualifying criteria for collective enfranchisement, the $25 \%$ rule on mixed use sites will stop leaseholders from participating in the conversion to common hold.

## Question 2:

Yes
Comment: As above

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

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)
(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

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

[^16]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: Della Bramley

## 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) No

Comment: Shared ownership leaseholders should be able to take the commonhold unit.
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; (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) 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:

(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)

## 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: Flats should not be let on Airbnb as these "visitors" do not care about the communal areas.
(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) 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) 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) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) No

Comment: Abolish leasehold.
(3) Yes

Comment:

## Question 68:

No, an exception is not 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) 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

[^17]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) Not Answered

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:

Leaseholders will no longer be charged exorbitant permission fees and ground rent.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2) A group of leaseholders on my estate spent more than 200 man hours in 2 weeks checking invoices in our accounts were reasonable after being told the managing agent had overspent the budget by $£ 307 \mathrm{k}$
(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

Leasehold should be abolished. Freeholders should receive no compensation. They have already cheated hard working people out of millions of pounds.

## Name: Roy Mosley

## Name of organisation:

## Question 1:

No
Comment: All properties should convert to common hold regardless of the view of freeholders.

## 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:

(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

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
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## Question 87:

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

Question 107:
Not Answered

## Any further comments

Not Answered

## Name: Emma Hynes

## Name of organisation:

## Question 1:

Yes
Comment: The process for leaseholders to move to common hold needs to be easy.

## Question 2:

Yes
Comment: Some buy to let leaseholders may hold up the conversion for those living in their flats.

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment: Needs to have enough people with a shared interest.
(2) Yes

Comment: Future leaseholders May wish to buy in when previous leaseholder hadn't.
(3) Not Answered

Comment:
(4)
(5) Yes

Comment:
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Comment:

## Question 5:

(1) Not Answered

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## Question 6:

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## Question 39:

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## Question 51:

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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 65:

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## Question 66:

(1) Yes

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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 105:

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## Question 106:

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## Question 107:

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## Any further comments

Currently leaseholders are at the mercy of management agents and freeholders. They have little control over decisions made and are regularly not given the proof of money spent. Commonhold with allow people to have control over their own homes. While freeholders can be challenged this is usually cost prohibitive.

Name: John Speakman

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

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Comment: Not Answered

## Question 3:

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## Question 4:

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## Question 5:

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## Question 51:

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## Question 58:

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## Question 59:

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## Question 62:

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## Question 67:

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## Question 87:

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## Question 88:

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## Question 92:

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Question 100:
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Question 101:
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## Question 102:

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## Question 104:

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## Question 105:

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Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Make the forms simpler and easier

## Name: Dominic Davis-Foster

## Name of organisation:

## Question 1:

Yes
Comment: Yes, provided the qualifying criteria remain as stringent as they are currently.

## Question 2:

No
Comment: A leaseholder who, for instance, likes the benefits provided by having a leasehold versus a freehold, should not be forced into giving up those benefits and instead have a direct financial and legal obligation for the management and upkeep of the building.

## Question 3:

Yes
Comment: As you said in para 3.43, this seems the logical approach

## Question 4:

(1) Yes

Comment: This, to me, seems no different to the freeholder selling the freehold to third party, just in this case the third party is owned by the consenting leaseholders. I agree
(2) Yes

Comment:
(3) Other

Comment: I do not agree that this should replace the leaseholders' rights to obtain a lease extension. Again, this is removing a benefit of the leasehold that the leaseholder may enjoy.

In regards to the second part, it seems logical that the right to participate in collective enfranchisement should be replaced by the right to buy the commonhold.

I agree to the second part of the proposal only
(4) Again, no, this removes potentially desired benefits of the leasehold, but this should not preclude the purchaser from purchasing the commonhold if they so desire. This would
avoid a potential situation of potential purchasers being discouraged by the leasehold nature of the property.
(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:
No
(3 \& 4) In regard to (4), that is for the consenting leaseholders to figure out; it is their decision to purchase the commonhold
(5)
(6) Not Answered

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; (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) Option 1 better protects the rights of non-consenting leaseholders than option
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

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## Question 22:

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## Question 23:

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## Question 31:

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## Question 39:

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## Question 40:

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## Question 42:

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## Question 44:

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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 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

Not Answered

Name: Louise Jones

## 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 59:

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## Question 67:

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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

Commonhold should be mandatory moving forward. If Commonhold was an option when purchasing a property, this would be a much more desirable option than leasehold. Leaseholders are sick and tired of being abused and being used as a cash cow. Nobody's home should ever be used as an investment for anyone else. People are capable of maintaining their own buildings. Because of leasehold I am now left in this awful position.

Name: Angela Wong

## Name of organisation: n/a

## Question 1:

No
Comment: The current $25 \%$ rule on non residential premises is wrong as it would exclude many leaseholders from moving onto a better system.

## Question 2:

Yes
Comment:

## Question 3:

No
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## Question 4:

(1) Yes

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(2) Yes

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## Question 5:

(1) Yes

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## Question 6:

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## Question 10:

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## Question 11:

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## Question 12:

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## Question 67:

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(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:
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

## Comment: Not Answered

(2) Not Answered

[^23]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 should be a mandatory option.

Current leasehold stipulations re ground rents are onerous to leaseholders making it difficult to get a mortgage or resell their property. My ground rent will double every 20 years rendering my property difficult to on-sell. In order to remove this doubling ground rent, my only current option is to request a statutory extension - and I have no idea what the cost of this will entail. The option of enfranchisement for a building of 30 flats, or estate
of 100 properties is unlikely given the number of absent owners, making it impossible to arrange a collective request.

Had commonhold being an option at the time of purchase, this would have been my preferred option.

## Name: Pamela Hughes

## Name of organisation:

## Question 1:

No
Comment: The freeholder will nearly always have a biased view in favour of being involved in a decision because it will ultimately mean he/she will lose income from the payment of ground rent at the very least.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: Not all properties in a leasehold block or location are the same. There may be a group of flats and houses and bungalows under one freehold, all of which will have a different view on wanting or not wanting leasehold to remain.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) If there is no additional cost to purchase
(5) Yes

## Comment:

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

Comment: This needs to be in the hands of the leaseholders. No third party involvement as this would potentially encourage fees in future and everything would be back to square one

## Question 5:

(1) Yes

Comment:
(2) Yes

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

Comment:
(7) It would have to come as a second charge otherwise mortgage companies would not provide funds. Mortgage companies will always insist on having the first charge. This is not really a great question to ask consultees, you should have asked any mortgage company and they would tell you this. There is nothing you can do to change this situation, lenders make the rules on this one.

## 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:

This should vary for different powers
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)

## Question 26:

(1) Yes

Comment:
(2) Yes

## Comment:

## Question 27:

## Question 28:

## Yes

Comment:

## Question 29:

## Question 30:

This is an unnecessary expense for leaseholders and should not be allowed to carry on.
The requirement for audits of accounts needs to be restricted or streamlined.

## 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) Differentiated

## 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) Prescribed
(2)
(3) My apartment is essentially a bungalow semi detached to a block of 5 flats, is this considered vertical or something else?
(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) Yes

Comment:
(4) Yes

Comment: There should also be a limit on the amount, people can panic and think they need to have s 'war chest' if cash available. It should not be onerous. A new property with guarantees in place for 10 years will not require the contribution of a development already over 10 years old
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) No this shouldn't happy. If the accounts are properly managed and expenses incurred properly budgeted there should be no need. If necessary there should be a course directors should attend which qualify them to run commonholds
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3) That's not fair. If you have a ground floor flat with its own entrance you shouldn't have to pay for a lift in the main building or the common areas within the main building etc
(4) That's not fair. If you have a ground floor property with its own entrance you shouldn't have to pay for a lift in the main building or the common areas within the main building etc

## Question 61:

(1) Yes

Comment:
(2)
(3) Not Answered

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:

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) No

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:

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

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Yes

Comment:
(2) No

Comment: This won't be workable as no mortgage lender will lend and be a second charge holder. They just won't lend in those circumstances!

## Question 86:

(1) Yes

## Comment:

(2)
(3) Yes

Comment:
(4) Yes

Comment: $10 \%$ of the unit value?
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

[^24](1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Other

Comment:Whatever's cheapest

## 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:

No more blank cheques for freeholders and managing agencies

## 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:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

## Name: Denise Clark

Name of organisation: Private individual

## Question 1:

No
Comment: Keeping the $25 \%$ rule on non-residential premises is wrong. Mixed use schemes are common in the city centres. Also, what about the fact of maisonette owners? If the other maisonette in a block of 2 doesn't want to convert to common hold this prevents the one who does want to convert to commonhold. This $25 \%$ rule would exclude so many leaseholders from moving to a better system. I do not think freeholder/landlords should be given the right to stop a common hold conversion , their consent should not be required. We are after all going to break free of our landlords! they should not have the power to stop us leaseholders.
leaseholders should acquire the freehold as part of the process of converting to common hold, and should not have to satisfy the qualifying criteria for collective enfranchisement.

## Question 2:

## Yes

Comment: I do not think that all the leaseholders need to be part of a collective enfranchisement if they decide not to. but, I do not think that the number of leaseholders who want to convert to common hold should or need to be a particular percentage. even if this means only one leaseholder wants to convert they can do so.

If the leaseholder can not get the other leaseholders in their block or other maisonette to enfranchise then they will not be able to convert to common hold, this is unfair.

## Question 3:

Yes
Comment:

## Question 4:

(1) No

Comment: I do not think that lease and common hold in any one building is a good idea. the commonhold association would not be completely free to run the commonhold by majority vote. The commonhold association would be hamstrung by the obligations under the non-consenting leaseholders' leases. In particular, it would be necessary to comply with various statutory obligations concerning the recoverability of service charges. 74
(2) Yes

Comment: I do not think leasehold of any description has a place in future housing. Common hold must be affordable, I mean cheap! If leaseholders cannot afford to convert
what happens then? Commonhold must happen, and fast! Government must make this an easy and simple process and if needed, maybe those who can not afford it could be means tested for Government help to achieve their freehold and commonhold.
(3) Yes

## Comment:

(4) No. leasehold has no place in future housing.
(5) No

Comment: Leases have no place in the future housing plans.
(6) (e) by any other means.

Comment: Government means testing and help for leaseholders that are able to afford it. I think the freeholder buy back idea is bad. We need to get rid of freeholders and even 999 yr leases. They will not invest if there is no money to be made out of the leaseholders. We must put an end to investing in people's homes.

## Question 5:

(1) Other

Comment: Yes - non-consenting leaseholders are to be required to take a commonhold unit following conversion to commonhold (which we call "Option 2"):

It can be so prohibitive to get $80 \%$ or even $50 \%$ of leaseholders wishing to enfranchise. As I say, I think the Government should be more financially involved to make commonhold happen and replace leasehold tenure.
(2) No

Comment: I think shared ownership needs to go. It's not a fair system for leaseholders.
Yes
(3 \& 4) Or means testing and Government financial support where needed.
(5) Not freehold investers or property developers! Banks, any financial investment companies would possibly be OK. I do not know enough about this .
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment: Or means testing and Government financial support where needed.
(7) This charge should have first priority .

## Question 6:

Comment:

## Question 7:

No
Comment: I do not think leaseholders should have to go to tribunal under any circumstances to convert to commonhld.

## Question 8:

## Yes

Comment:

## 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 do not think leaseholders should have to reach any percentage of units to be able to convert to common hold.
(3)

## Question 11:

## No

Comment: We have to get rid of the freeholder's power, this is why we need commonhold , so lets start right at the beginning of the process, no freeholder power should be allowed here! If the freeholder says no to common hold it should not unempower the leaseholders and make them have to jump through hoops and cost them more money and cause them more worry and anxiety.

## Question 12:

(1) Yes

Comment: But I do not agree that leaseholders should need any 'consents'
(2) Not Answered

Comment:

## Question 13:

(1) No

Comment: The freeholder should not be involved, it is the decision of the leaseholders to convert to common hold, not the freeholder's.
(2) Yes

## Comment:

## Question 14:

## Yes

Comment:

## Question 15:

My comments on these questions give my opinions on them.

## 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:

(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: In principle yes, but what about maisonettes? if only one wants to vote in favour in a block of two common hold units that means it would only be $50 \%$ so $75 \%$ will not work
(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) No

Comment: I do not agree. It should be s a statutory provision to make sure developers do as they should. they can not be trusted?
(2) No

Comment:

## Question 27:

I agree with all of the above.

## Question 28:

Yes
Comment:

## Question 29:

I do not see any advantage to the unit holder, only advantage to the developer which causes me worry .

## Question 30:

Yes relaxed rules should apply for reasons you give in your accompanying notes.

## Question 31:

(1) I do not see any particular difficulties with a CVA. ?
(2) The appointment of a 'commonhold administrator' as a preliminary to avoid an unnecessary winding-up seems a good idea.

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) No
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2) Yes lettings less than 6 months would be a good idea.?

I do not agree that social housing should be allowed in a block of common hold flats unless a majority of $80 \%$ of the unit owners agree is ok for social housing or housing associations. I see the problem as we do need social housing, but, it would not work well if the majority of unit holders do not want it. ?

## Question 36:

(1) No

Comment: NO, I do not agree with any event fees under any conditions, it's too much like leasehold and fleece hold and we have had quite enough of that underhand thing going on.?
(2) No

Comment: NO definitely not any exemption should be made for retirement properties ( I feel particularly strongly on this case of retirement properties).?
(3) NO NONE , no event fees should be allowed in any case whatsoever. ?

## Question 37:

I can see the use this could have. but it needs very careful consideration as to what these rule would be.

## Question 38:

(1) Yes

Comment:
(2) $80 \%$ in favour of the rule.?
(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:

YES fire safety must be in the prescribed terms. Pets allowed should be in prescribed terms - It is a human need and good for mental health to have a pet so should always be allowed. NO objects or clutter allowed in shared areas in or outside. Internal decorations should be on the prescribed list.

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(2) (3) - Answer - Yes they should have the power, as you say as a kind of backstop measure

## 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) Prescribed
(2)
(3) (1) I agree with this statement above.
(4) I agree with the above proposals for reform in your notes. - 9.126

## 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) No

Comment: I do not agree with a time factor put on this option. It should be open-ended.
The Commonhold Associations should be able to cancel any time they like.

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes I agree with the above statement.
(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) Yes I do agree it should be aloud but at a vote of $80 \%$ of the common hold unit owners. ?
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) there should be limitations

Comment: I think limitations could just make things simpler, not sure .

## Question 60:

(1) Yes

Comment:
(2) (1) The original allocations may not have been fair.
(2) Yes I agree?
(3)
(4) If there are floor area variations I think they would have to be over a certain size bigger or smaller than the average unit to be the reason to alter contributions.

## Question 61:

(1) Yes

Comment:
(2) Yes it could present practical problems to conveyancers.
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes it could cause problems. 14 days to produce the Certificate is a good idea.
(6) CUIC should be amendable

Comment: Yes there should be room for amendments if a mistake has been made.
Yes it could cause problems but it can't be helped, if a mistake has been made it's happened and needs to be rectified.

## Question 62:

if a lender does refuse the loan to repair, which as you say is unlikely, the tribunal should override this and make a final decision to force the lender to lend.

## Question 63:

(1) Yes

Comment:
(2) Yes

## Comment:

## Question 64:

## Yes

Comment:

## Question 65:

No
Comment:

## Question 66:

(1) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?
(2) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?
(3) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?
(4) No

Comment: No I do not agree with any form of lease to go on ,even in shared ownership.?

## Question 67:

(1) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.??
(2) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?
(3) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?

## Question 68:

Other
Comment: I do not think any length of lease should be used in the future at all. If properties can not be common hold then they should be for rental only.
?

## Question 69:

No I am not aware of any other form of affordable housing that would be difficult to accommodate into the current common hold system

## Question 70:

No
Comment: No I do not agree on any lease product being used in the future of common hold buildings or anywhere else!

## Question 71:

No

Comment: No I do not support leases being used at all .

## Question 72:

I do not support leases being used at all . The rest of the world manages ok with out leasehold tenure so we can here in England.

## 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:

[^25](5) $£ 1,000$. Intensionally not paying the common hold fees. ?
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes I agree with most of the above .

I am not sure about 4 - Whether others should be included.
(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) (1) Supplementation of common hold insolvency rules would be a good added help to the Court. ?
(2) Yes I agree all should be referred to the tribunal
(3) No, 3 valuations would be better. ?
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2) A yearly valuation of each unit would be a good idea.

## Question 93:

I can see that improvements to common hold should help existing common holders .

## Question 94:

Commonhold gives unit owners the power to take control of how their building is run and what they will spend on this. Leaseholders have no power to do this, they have to got to tribunal with their landlord if they want to get right to manage and could end up with big bills and after a lot of worry and time to get it.

Common holders will never have to face the big bills of extending a lease and all the worry and mental health issues/stress that entails.

They will never have to pay a ground rent, for NO SERVICE!
Anything that empowers homeowners is good for mental health, this is vitally important. This will come with common hold , leaseholders do not have power over their own lives.

Leaseholders face forfeiture of their home if they break any rules in their lease or they do not extend their lease and it comes to an end, this will not happen with common hold.

## Question 95:

(1)
(2)
(3) I do not have any experience in these matters.

## Question 96:

Yes I think commonhold will reduce the scope for costs to be incurred in interpreting a commonhold community statement.

## Question 97:

(3) the amendment of local rules by resolution of the commonhold association will reduce the costs which are incurred. With lease are varied there is no way to be sure as a leaseholder if it has been done well and that no loopholes are left. The cost of variations is not capped, it could cost anything.

## Question 98:

Your provisional proposals for commonhold will reduce the incidence of disputes and the costs that will be incurred in equivalent disputes over contributions to shared costs, no doubt!

## Question 99:

Yes your provisional proposals for commonhold will reduce the costs that will be incurred if a commonhold association needs to seek an order for sale.

## Question 100:

(1) Yes your provisional proposals for commonhold will reduce the costs that will be incurred if a commonhold association needs to seek an order for sale.
(2) Yes I think there would be less scope for disputes in commonhold which would result in litigation.

## Question 101:

(1) I can not see any increase in applications to tribunals looking at your proposals for common hold. as long as all is clear and easy to understand people are fully aware of what they will be buying and how their future living experience will be. ?

## Question 102:

I see only positives and appreciate the amount of work that has been done in producing this consultation.

## Question 103:

I do not have experience in these matters. I do not agree with resident leaseholders having to pay maintenance charges with they have no control of.

## Question 104:

I do not have experience of 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: Even if these proposals for commonhold are adopted, and financial incentives are given (either to developers to build or purchasers to buy), developers will not use commonhold for developments unless they are prohibited by a law that prohibits the selling of flats and houses on a leasehold basis (which still gives the power and income stream to developers and landlord/freeholders) ,thus they are thus forced to use commonhold.

Personally I do not think that developers should be given any financial incentives to use common hold. They just need to be forced by a new law to prohibit them from building leasehold properties.

## Question 106:

(1) (1) Lenders need to be behind common hold and offer loans for buyers. Education from Government on common hold and how it's better for the purchaser than leasehold.?

Developers selling on leases to make more profit , they can not of course do this with commonhold. Developers have too much of an incentive to build leasehold properties, this must st
(2) (2) offering some incentive on Stamp Duty Land Tax which would make commonhold more attractive to buyers when compared with leasehold.

- advertising campaigns; ?to promote common hold to everyone, whether purchaser or lender or developer
- a Government website bringing together all information relevant to commonhold; ?
- implementation of Government's proposal to ban substantial ground rents in leasehold developments; ?
- requiring all advertisements for properties for sale to contain basic details of their tenure, for example: ?- freehold?- commonhold
- leasehold with $x x$ years left on the lease ?
- leasehold with $x x$ years left on the lease, and with share of freehold; and?
- compelling the adoption of commonhold for all developments which include flats, houses and maisonettes'
?


## Question 107:

I think common hold should be the same for England and Wales.

## Any further comments

I do feel very strongly that the large developers have taken full advantage of tax payers money and 'Help to Buy' I do not want to see this repeated when common hold is brought in, developers should not be given incentives that the tax payer pays for! They should not be given incentives when they do very well in making their usual profits. The Government should not be held to ransom by the developers. Why not help smaller developers build common hold by giving them a chance to get a look in and build. They need land to do this, the large developers have stock piled land, they do not play fair, the government should govern the large developers!

I have not purchased one of the newer properties with help to buy. My mum has a lease and she has been in the property for 35 years. None of our family even realised exactly what a lease is, and that she would need to extend it to keep the value in her property. It would cost us $£ 75,000$ to extend her lease plus all her and her landlord's costs. So, we just have to leave it, we do not have that kind of money. Please you can see that lease needs abolishing! There are millions like us, that have no idea yet whats in store for them.

Thank you for all the work you have done on this common hold consultation! It is much appreciated by many many leaseholdersand will make a world of difference to their lives. I
look forward to the day commonhold becomes the norm as in most other countries worldwide!

Both the community movement and officials need to speak to the Law Commision to ensure that both shared ownership and community housing is properly addressed in the commonhold reform process, rather than leaving open this gateway to leasehold inefficiencies and abuses.

As set out above, i.e. the comments on community developments bending the leasehold model, it remains a flawed approach.

The government is committed to reforming commonhold legislation and this could and should provide a much better long term model for shared ownership. It is entirely wrong that under the current model someone can lose their home as a rental tenant even though they may own $75 \%$ of their lease.

As was made clear in the LKP commonhold debate in parliament in 2014, so long as there are incentives to build leasehold it will kill the prospect of growing the commonhold market, because leasehold abuses offer additional profit incentives.

Name: Jane Lahr

## 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
(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
(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

[^26]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 should be mandatory, please do so. Thank you

Name: Jeanette Allen
Name of organisation: Private individual

## Question 1:

No
Comment: keeping the $25 \%$ rule on non-residential premises is wrong. Mixed use schemes are common in the city centres. Also, what about the fact of maisonette owners? If the other maisonette in a block of 2 doesn't want to convert to common hold this prevents the one who does want to convert to commonhold. This $25 \%$ rule would exclude so many leaseholders from moving to a better system. I do not think freeholder/landlords should be given the right to stop a common hold conversion , their consent should not be required. We are after all going to break free of our landlords! they should not have the power to stop us leaseholders.
leaseholders should acquire the freehold as part of the process of converting to common hold and should not have to satisfy the qualifying criteria for collective enfranchisement.

## Question 2:

## Yes

Comment: I do not think that all the leaseholders need to be part of a collective enfranchisement if they decide not to. but, I do not think that the number of leaseholders who want to convert to common hold should or need to be a particular percentage. even if this means only one leaseholder wants to convert they can do so.

If the leaseholder can not get the other leaseholders in their block or other maisonette to enfranchise then they will not be able to convert to common hold.

## Question 3:

Yes
Comment:

## Question 4:

(1) No

Comment: I do not think that lease and common hold in any one building is a good idea. the commonhold association would not be completely free to run the commonhold by majority vote. The commonhold association would be hamstrung by the obligations under the non-consenting leaseholders' leases. In particular, it would be necessary to comply with various statutory obligations concerning the recoverability of service charges. 74
(2) Yes

Comment: I do not think that lease and common hold in any one building is a good idea. the commonhold association would not be completely free to run the commonhold by
majority vote. The commonhold association would be hamstrung by the obligations under the non-consenting leaseholders' leases. In particular, it would be necessary to comply with various statutory obligations concerning the recoverability of service charges. 74
(3) Yes

## Comment:

(4) No. leasehold has no place in future housing.
(5) No

Comment: Leases have no place in the future housing plans.
(6) (e) by any other means.

Comment: (e) by any other means.
Government means testing and help for leaseholders that are able to afford it. I think the freeholder buy back idea is bad. We need to get rid of freeholders and even 999 yr leases. They will not invest if there is no money to be made out of the leaseholders. We must put an end to investing in people's homes.

## Question 5:

(1) Other

Comment: It can be so prohibitive to get $80 \%$ or even $50 \%$ of leaseholders wishing to enfranchise. As I say, I think the Government should be more financially involved to make commonhold happen and replace leasehold tenure.
(2) No

Comment: I think shared ownership needs to go. It's not a fair system for leaseholders.
Yes
(3 \& 4) Or means testing and Government financial support where needed.
(5) Not freehold investers or property developers! Banks, any financial investment companies would possibly be OK. I do not know enough about this .
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment: Or means testing and Government financial support where needed.
(7) This charge should have first priority .

## Question 6:

Comment:

## Question 7:

No
Comment: I do not think leaseholders should have to go to tribunal under any circumstances to convert to commonhld.

## Question 8:

## Yes

Comment:

## 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 do not think leaseholders should have to reach any percentage of units to be able to convert to common hold.
(3)

## Question 11:

## No

Comment: We have to get rid of the freeholder's power, this is why we need commonhold , so lets start right at the beginning of the process, no freeholder power should be allowed here! If the freeholder says no to common hold it should not unempower the leaseholders and make them have to jump through hoops and cost them more money and cause them more worry and anxiety.

## Question 12:

(1) Yes

Comment: But I do not agree that leaseholders should need any 'consents'
(2) Not Answered

Comment:

## Question 13:

(1) No

Comment: The freeholder should not be involved, it is the decision of the leaseholders to convert to common hold, not the freeholder's.
(2) Yes

## Comment:

## Question 14:

## Yes

Comment:

## Question 15:

My comments on these questions give my opinions on them.

## 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:

(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: YES In principle yes, but what about maisonettes? if only one wants to vote in favour in a block of two common hold units that means it would only be $50 \%$ so $75 \%$ will not work.
(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) No

Comment: NO I do not agree. It should be s a statutory provision to make sure developers do as they should. they can not be trusted?
(2) No

Comment: NO I do not agree

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

I do not see any advantage to the unit holder, only advantage to the developer which makes me worry .

## Question 30:

I do not see any advantage to the unit holder, only advantage to the developer which makes me worry .

## Question 31:

(1) I do not see any particular difficulties with a CVA.
(2) The appointment of a 'commonhold administrator' as a preliminary to avoid an unnecessary winding-up seems a good idea.

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

## Comment:

(2)
(3) No
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2) 1- Yes lettings less than 6 months would be a good idea.?

2 - I do not agree that social housing should be allowed in a block of common hold flats unless a majority of $80 \%$ of the unit owners agree is ok for social housing or housing associations. I see the problem as we do need social housing, but, it would not work well if the majority of unit holders do not want it. ?

## Question 36:

(1) No

Comment: I do not agree with any event fees under any conditions, it's too much like leasehold and fleece hold and we have had quite enough of that underhand thing going on.?
(2) No

Comment: NO definitely not any exemption should be made for retirement properties ( I feel particularly strongly on this case of retirement properties).?
(3) NO NONE , no event fees should be allowed in any case whatsoever. ?

## Question 37:

I can see the use this could have. but it needs very careful consideration as to what these rule would be.

## Question 38:

(1) Yes

Comment:
(2) $80 \%$ in favour of the rule.?
(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:

YES fire safety must be in the prescribed terms. Pets allowed should be in prescribed terms - It is a human need and good for mental health to have a pet so should always be allowed. NO objects or clutter allowed in shared areas in or outside. Internal decorations should be on the prescribed list.

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

## Comment:

## Question 44:

(1)
(2) 3- Yes they should have the power, as you say as a kind of backstop measure

## 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) Prescribed
(2)
(3) Yes this is a good idea to differentiate types of buildings?
(1) I agree with this statement above.
(4) I agree with the above proposals for reform - 9.126

## 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) No

Comment: I do not agree with a time factor put on this option. It should be open-ended.
The Commonhold Associations should be able to cancel any time they like.

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes i agree?
(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) Yes I do agree it should be aloud but at a vote of $80 \%$ of the common hold unit owners. ?
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment: \#NAME?

## Question 60:

(1) Yes

Comment:
(2) (1) The original allocations may not have been fair.
(2) Yes I agree?
(3)
(4) If there are floor area variations I think they would have to be over a certain size bigger or smaller than the average unit to be the reason to alter contributions.

## Question 61:

(1) Yes

Comment:
(2) Yes it could present practical problems to conveyancers.
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes it could cause problems. 14 days to produce the Certificate is a good idea.
(6) CUIC should be amendable

Comment: Yes it could cause problems but it can't be helped, if a mistake has been made it's happened and needs to be rectified.

## Question 62:

If a lender does refuse the loan to repair, which as you say is unlikely, the tribunal should override this and make a final decision to force the lender to lend.

## Question 63:

(1) Yes

Comment:
(2) Other

Comment: 2-I agree it should be $80 \%$ of unit owners in agreement. ?

## Question 64:

## Yes

Comment:

## Question 65:

No
Comment:

## Question 66:

(1) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?
(2) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?
(3) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?
(4) No

Comment: No I do not agree with any form of lease to go on ,even in shared ownership.?

## Question 67:

(1) No

Comment: No I do not agree with any form of lease to go on, especially in shared ownership. , which I feel is more unfair than a regular lease. these purchasers not only have a loan and a mortgage to pay back but at the end of the term they still only own a lease. And, they can lose their property if they do not pay off all the loan and are unable to pay their maintenance bill, the property is forfeited.
(2) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?
(3) No

Comment: No I do not agree with any form of lease to go on, even in shared ownership.?

## Question 68:

Other
Comment: I do not think any length of lease should be used in the future at all. If properties can not be common hold then they should be for rental only.

## Question 69:

No I am not aware of any other form of affordable housing that would be difficult to accommodate into the current common hold system

## Question 70:

No

Comment: No I do not agree on any lease product being used in the future of common hold buildings or anywhere else!

## Question 71:

No
Comment: No I do not support leases being used at all .

## Question 72:

I do not support leases being used at all . The rest of the world manages ok with out leasehold tenure so we can here in England.

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

## 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) Yes, the procedure should be transferred to a pre-action protocol.

[^27](6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes I agree with most of the above .
(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) 1- Supplementation of common hold insolvency rules would be a good added help to the Court. ?

2-Yes I agree all should be referred to the tribunal?
3-No, 3 valuations would be better. ?
(6) Yes

Comment:
(7) Photos can be produced as evidence of the unit's condition before damage.

## Question 92:

(1) Yes

Comment:
(2) A yearly valuation of each unit would be a good idea.

## Question 93:

I can see that improvements to common hold will help existing commonholders because of the improvements that will be made to common hold during the coming reform .

## Question 94:

A - Commonhold gives unit owners the power to take control of how their building is run and what they will spend on this. Leaseholders have no power to do this, they have to got to tribunal with their landlord if they want to get right to manage and could end up with big bills and after a lot of worry and time to get it.

Common holders will never have to face the big bills of extending a lease and all the worry and mental health issues/stress that entails.

They will never have to pay a ground rent, for NO SERVICE!
Anything that empowers homeowners is good for mental health, this is vitally important. This will come with common hold, leaseholders do not have power over their own lives.

Leaseholders face forfeiture of their home if they break any rules in their lease or they do not extend their lease and it comes to an end, this will not happen with common hold.

## Question 95:

(1)
(2)
(3) I do not have any experience in these matters.

## Question 96:

Yes I think commonhold will reduce the scope for costs to be incurred in interpreting a commonhold community statement.

## Question 97:

(3) The amendment of local rules by resolution of the commonhold association will reduce the costs which are incurred. With lease are varied there is no way to be sure as a leaseholder if it has been done well and that no loopholes are left. The cost of variations is not capped, it could cost anything.

## Question 98:

Your provisional proposals for commonhold will reduce the incidence of disputes and the costs that will be incurred in equivalent disputes over contributions to shared costs, no doubt!

## Question 99:

Yes your provisional proposals for commonhold will reduce the costs that will be incurred if a commonhold association needs to seek an order for sale.

## Question 100:

1-Yes your provisional proposals for commonhold will reduce the costs that will be incurred if a commonhold association needs to seek an order for sale.

2- Yes I think there would be less scope for disputes in commonhold which would result in litigation.

## Question 101:

I can not see any increase in applications to tribunals looking at your proposals for common hold. as long as all is clear and easy to understand people are fully aware of what they will be buying and how their future living experience will be. ?

## Question 102:

I see only positives and appreciate the amount of work that has been done in producing this consultation.

## Question 103:

I do not have experience in these matters. I do not agree with resident leaseholders having to pay maintenance charges with they have no control of.

## Question 104:

I do not have experience of this.?

## Question 105:

(1) If these proposals are adopted, then developers will be willing to use commonhold for a substantial number of developments.

Comment: Even if these proposals for commonhold are adopted, and financial incentives are given (either to developers to build or purchasers to buy), developers will not use commonhold for developments unless they are prohibited by a law that prohibits the selling of flats and houses on a leasehold basis (which still gives the power and income stream to developers and landlord/freeholders) ,thus they are thus forced to use commonhold.

Personally I do not think that developers should be given any financial incentives to use common hold. They just need to be forced by a new law to prohibit them from building leasehold properties.

## Question 106:

(1) Lenders need to support commonhold and offer loans for buyers. Education from Government on commonhold and how it's better for the purchaser than leasehold.
Education for lenders on how common hold gives better security on their loan than leasehold.

Developers selling on leases to make more profit , they can not of course do this with commonhold. Developers have too much of an incentive to build leasehold properties, this must stop. ?

Offering some incentive on Stamp Duty Land Tax which would make commonhold more attractive to buyers when compared with leasehold;19?

- advertising campaigns to promote common hold to everyone, whether purchaser or lender or developer ?
- a Government website bringing together all information relevant to commonhold; ?
- implementation of Government's proposal to ban substantial ground rents in leasehold developments; ?
- requiring all advertisements for properties for sale to contain basic details of their tenure, for example: ?- freehold?- commonhold
- leasehold with $x x$ years left on the lease?
- leasehold with $x x$ years left on the lease, and with share of freehold; and?
- compelling the adoption of commonhold for all developments which include flats, houses, and maisonettes.?
(2) Yes all of the above will lead to wide use of common hold.


## Question 107:

I think common hold should be the same for England and Wales.

## Any further comments

I do feel very strongly that the large developers have taken full advantage of tax payers money and 'Help to Buy' I do not want to see this repeated when common hold is brought in, developers should not be given incentives that the tax payer pays for! They should not be given incentives when they do very well in making their usual profits. The Government should not be held to ransom by the developers. Why not help smaller developers build common hold by giving them a chance to get a look in and build. They need land to do this, the large developers have stock piled land, they do not play fair, the government should govern the large developers!

I have not purchased one of the newer properties with help to buy. I have a lease and have been in the property for 35 years. I nor none of my family even realised exactly what a lease is, and that I would need to extend it to keep the value in my property. It would cost me $£ 75,000$ to extend my lease plus all my own and my landlord's costs. So, I just have to leave it ,I do not have that kind of money, I am 81 years old and get help with my council tax. Please you can see that lease needs abolishing! There are millions like me, that have no idea yet whats in store for them. This is making me quite ill with all the worry of it!

Thank you for all the work you have done on this common hold consultation! It is much appreciated by many many leaseholders and will make a world of difference to their lives. I look forward to the day commonhold becomes the norm as in most other countries worldwide!
Both the community movement and officials need to speak to the Law Commision to ensure that both shared ownership and community housing is properly addressed in the commonhold reform process, rather than leaving open this gateway to leasehold inefficiencies and abuses.

As set out above, i.e. the comments on community developments bending the leasehold model, it remains a flawed approach. I have some friends who have fallen into the trap of buying a lease in retirement villages/flats. !

The government is committed to reforming commonhold legislation and this could and should provide a much better long term model for shared ownership. It is entirely wrong that under the current model someone can lose their home as a rental tenant even though they may own $75 \%$ of their lease.

As was made clear in the LKP commonhold debate in parliament in 2014, so long as there are incentives to build leasehold it will kill the prospect of growing the commonhold market, because leasehold abuses offer additional profit incentives.

Name: Hugh Donaldson
Name of organisation: none

## 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:

(1) Not Answered

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

## Question 6:

Comment: Not Answered

## Question 7:

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Comment: Not Answered

## Question 8:

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Comment: Not Answered

## Question 9:

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## Question 10:

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## Question 11:

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Comment: Not Answered

## Question 12:

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## Question 22:

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## Question 25:

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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 36:

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## Question 37:

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## Question 38:

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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:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment: Not Answered
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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 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 68

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

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## Question 86:

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## Question 87:

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[^28]Comment: Not Answered
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## Question 88:

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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
(3) Not Answered

## 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 104:

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Comment: Not Answered

## Question 106:

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(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Whilst i have no knowledge of common hold, i think this would be a better alternative than what is happening at present.

I believe the whole system is rotten to the core and only a return to True Freehold will put right a system that is corrupt to say the least, as there is no proper legislation in place to make sales staff, conveyancing professionals, managment agents etc make things crystal clear so that new prospective homeowners have the best advice to properly make a choice as to what they are being asked to sign up for at present things are so vague and hidden that they have no knowledge as to what they are getting.

Name: Tommy Reeves

## Name of organisation: N/a

## Question 1:

No
Comment: Freeholders have been getting it all good. About time leaseholders were thought about over and above them

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes aquire both
(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) Not Answered

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

Comment:
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## Question 6:

Comment:

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## Question 58:

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

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## Question 86:

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## Question 87:

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## Question 107:

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## Any further comments

Abolish leasehold completely for old and new properties. It is an out dated system always open for abuse by the builders. So many people are trapped in this scandal

Name: Yvonne Hunter

## Name of organisation:

## Question 1:

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## Question 2:

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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:
Any further comments
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Name: Margaret Donaldson
Name of organisation: Nil

## Question 1:

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## Question 87:

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## Question 107:

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## Any further comments

I am very happy that we are now looking at an alternative to the faulty leasehold system which at present is causing a lot of heartache for new flat / house homeowners. i do believe that we should be abolishing the whole leasehold system and returning to proper true freehold .

Name: Ling Leng
Name of organisation: None

## Question 1:

No
Comment: The leasehold should convert to commonhold without the consent of the freeholder. This conversion should be automatic, and no leasehold shall be allowed to exist.

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: Leasehold should be eliminated in all shapes and forms, without any conditions.

## Question 4:

(1) Other

Comment: Leasehold should be completely eliminated in all shapes and forms, without any conditions.
(2) Other

Comment: Leasehold should be completely eliminated in all shapes and forms, without any conditions.
(3) Other

Comment: Leasehold should be completely eliminated in all shapes and forms, without any conditions.
(4) There should not be any non-consenting leaseholders, as the leasehold should be entirely cancelled and converted to commonhold.
(5) Other

Comment: Leasehold should not exist anymore.
(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: Leasehold should not exist anymore.

## Question 5:

(1) Other

Comment: Leasehold should not exist anymore.
(2) Yes

Comment:
Other
(3 \& 4) Leasehold should not exist anymore.
(5) Leasehold should be abolished therefore no charge shall be applied.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7) Leasehold should be abolished therefore no charge shall be applied.

## 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: No tribunal authorization needed for the conversion

## 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) On conversion to commonhold, tenancies should continue automatically on conversion and that the consent of such tenants should not be required in order to convert to commonhold.

## Question 11:

No
Comment: The conversion should be free of charge. The conversion need no consent from freeholder.

## 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:

The transition from Leasehold to Commonhold doens't need to acquire consent from landlord/freeholder. The transition should be free. Leasehold should no longer exist and should be made illegal completely. Therefore, any leasehold properties will be automatically converted, without any conditions.

## Question 16:

(1) Yes
(2) Provide a framework differentiate rights and obligations between commercial and residential units of the same mixed-use building block. Eg. the commercial unit need to
contribute more in terms of security provision than residential unit. Residential units above any commercial unit should have a say in what shops can occupy and operate in the commercial unit underneath.

## Question 17:

(1) Yes

## Comment:

(2) Flying commonholds

Comment:
(3)

## Question 18:

(1) No

Comment: Different blocks and sections should be managed individually with section committee. Because it is very difficult to manage and reach a decision when the commitee have too many members. There should be as much subdivision as possible to allow for sectional and local autonomy. For example, if an estate contains 8 building blocks, then each block should have its own committee. And each wing of a block should have its own committee.

## (2)

## 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:

## Question 21:

(1) Yes

## Comment:

(2) Yes

Comment:
(3) No

Comment:

## Question 22:

Yes
Comment:

## Question 23:

No
Comment: It defeats the purpose of commonhold, which would include at least more than 1 unit. If it is a single unit, then it should be a freehold.

## 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) No

Comment:

## Question 27:

I agree with all of the above,

## Question 28:

## Yes

## Comment:

## Question 29:

Transitional period maybe useful for financial organisation of the developer, but should be kept as short as possible.

## Question 30:

Commonhold is a non-profit organisation. However, to avoid financial misconduct, it is still necessary for these to be filed.

## Question 31:

(1) The commonhold is an association arranged between loosely gathered individuals who don't know each other. Therefore it would be challenging to regulate it and apply strict laws to it, because no one want to assume greater responsibility than any other person in the association.
(2) The rules should be more flexible. Each member of the commonhold are responsible severally for financial difficulties, in the same way as collecting council tax, or utility bills for example.

## Question 32:

(1) Yes

Comment: Liquidation would make no sense for commonhold, since it is composed of too many different individuals which may or may not share a common goal.
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2) A consultation need to carried out as to which successor association is to be appointed. It cannot be just any one.
(3) Yes
(4) The successor association need to act in the interest of commonholders.

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) No

Comment: The units are always an instrument of financial investment. This is the reality. Limiting ways of income would only contribute to likelihood of insolvency.
(2) No restrictions for lettings less than six month should be imposed.

## Question 36:

(1) Yes

Comment: If there is a fee for the event, then nobody will come.
(2) No

Comment:
(3)

## Question 37:

## Question 38:

(1) No

Comment:
(2) $50 \%$
(3) When it causes any significant financial problems.
(4)

## Question 39:

(1) Yes

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

Comment: The director may not have enough information about new purchaser's contact details as a result of Data protection act. Whoever is selling their property should be under duty to disclose this to the subsequent purchaser.

## Question 40:

Yes
Comment:

## Question 41:

Under no circumstance shall the property developer request any financial contribution from commonholders.

## Question 42:

Yes
Comment: It should be simplified, otherwise, no one would want to volunteer themselves.

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment: As soon as someone with a mortgage doesn't have their home repossessed.
(3) No

Comment: Too much procedure. Probably no one have the time to go through.

## Question 44:

(1) No.
(2) Yes.

## Question 45:

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

## Question 46:

(1) Yes

Comment:
(2) No

Comment: Who would pay for the rebuild?
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) Yes
(2) Yes

Comment: It is better to be more onerous in regulations than to have an incomplete regulation.

## Question 49:

No
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment: Unless it is due to original construction defect, to which the original contractor is liable to provide the 'repair' for free.
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
Question 51:
(1) Prescribed
(2)
(3) No
(4)

## Question 52:

(1) Other

Comment: No consent is required, however, they are obligated to inform of any noise nuisance and whether there would be structural problems. Structural engineer's report is needed, as well as party wall permit.
(2) Yes

Comment: Sometimes, a consultation maybe needed.
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment:

## Question 54:

(1) Yes

Comment:
(2) No

Comment: 6 months
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment: Written procedure should be required.
(2) Yes

Comment: What happens to new build units which are not sold by developers yet?
(3) Yes.

But what happens to new build units which are not sold by developers yet?
(4)

## Question 57:

(1) Yes

Comment: Absolutely, the cost must not be astronomical. The cost must be minimised.
(2) Yes

Comment:
(3) No

Comment: The cap cannot be removed. It can only be decreased or increased due to inflation rate.
(4) No

Comment: Each works of the expenditure must be competitively tendered with at least 5 tenderers to carry out the works.

## Question 58:

(1) No

Comment: It is for each commonhold and sections of commonhold to decide.
(2) Yes

Comment:
(3) No

Comment:
(4) No

Comment: Subject to consultation and voting. Not a single person can make such decision.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) No
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment: according to unit's area, location and function
(2) there should be limitations

Comment:

## Question 60:

(1) Yes

Comment:
(2) yes
(3) yes
(4) yes

Question 61:
(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

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

Comment:

## Question 62:

## Question 63:

(1) No

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

No
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Yes

Comment:

## Question 67:

(1) No

Comment:
(2) No

Comment:
(3) No

Comment:

## Question 68:

No, an exception is not needed

## Comment:

## Question 69:

Question 70:
No
Comment:

## Question 71:

No

## 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

[^32]Comment:
(2) Yes

Comment:
Question 86:
(1) Yes

Comment:
(2)
(3) No

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)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

## Question 94:

Currently, leaseholders are facing significant service charge and astronomical ground rent. The leaseholders cannot switch district heating/cooling energy suppliers easily and suffer from non-transparency and non-competitive pricing of repair, cleaning, maintenance and management costs. Commonhold would make it more affordable to own a flat than leasehold. There are too many unfair clauses in the lease.

## Question 95:

(1) I am a first time buyer and have insufficient experience and legal knowledge to read leases. Therefore, I feel as if I have been 'scammed' by the unfair lease terms. It is also expensive to hire a lawyer to go through those clauses. My purchase lawyer was recommended by the developer therefore did not explain to me what exactly the clauses means and would cause in the future.
(2) A consultation and meeting or explanation should be provided to each commonholder to ensure that everyone understands.
(3) In China, there is no leasehold. Even the land is not owned by the individual purchasers of flat, the ownership type is far more efficient than that of the leasehold in the UK. Please do more research to compare.

## Question 96:

## Question 97:

(3)

## Question 98:

It could cost more than the service charge itself. The service charge dispute takes a lot of time and the developer and management companies are likely to take evasive and
adversarial approach to the leaseholders. It severely disrupts the quiet enjoyment of the living in leasehold flats.

## 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's best interest is to make money. Therefore, I recommend that there should be a complete prohibition for selling leasehold properties and apartments.

## Question 106:

(1) Issues could include that nobody in a estate or block flats is willing to take charge and to take the first step in organising the daily runnings of commonhold on behalf of others.
(2)

## Question 107:

Upon transition from leasehold to commonhold, the existing service management company should be made as the director of the commonhold, in order to facilitate smooth transition. The management company can later on be replaced if $50 \%$ of the commonholders wish to do so.

## Any further comments

Name: Katherine Mickleson

## Name of organisation:

## Question 1:

No
Comment: There is no real incentive for freeholders to consent and the process of converting to enfranchisement before converting again to commonhold is unnecessarily complicated. It's likely to put leaseholders off and what would be the point of changing the law if no one makes use of it? It would be better if either freeholders were compelled to convert or the enfranchisement and commonhold processes were combined somehow.

## Question 2:

## Yes

Comment:

## Question 3:

Not Answered
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; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: It's important to keep the decision-making powers with the people who own /live in the building rather than the original freeholder or an outside investor because if there are several non - consenting leaseholders then the original freeholder or investor would end up
with more decision - making power than the rest of the common holders, which defeats the point in introducing the commonhold in the first place.

## Question 5:

(1) No

Comment: Many flats are owned on a buy to let basis. While many of these landlords value their investments and would probably welcome the move to commonhold, there are some unscrupulous ones who only care about milking their properties for a much money as possible while investing the minimum in their upkeep and value. These people shouldn't be able to stop the positive developments of the buildings so I believe a lower percentage is required (say $60-70 \%$, rather than the proposed 80 ) to ensure this doesn't happen
(2) No

Comment: Please see my answer to Question 4 (5)
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: It's important to have some kind of oversight on the terms of the CCS to ensure the 'positive obligations' necessary for harmonious ownership are all included to a suitable standard

## 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: Please see my answer to this question in the section on Chapter 3.

## 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:

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:

It's important to maintain legal requirements on the association to ensure that all commonhold ears within it are maintaining all their individual obligations to the building and the other commonholders.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment: People's homes should not be considered assets that are able to be 'liquidated'.
(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) Restrictions should be imposed locally and agreed by ordinary vote of the commonhold association.

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2) $50 \%$
(3)
(4) The new rule should be proposed and adequate time given (e. g. 2 months) for all members to consider all implication of the new rule for themselves and the building before a deciding vote it taken.

## Question 39:

(1) Not Answered

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

Comment:

## Question 40:

## Yes

Comment:

## Question 41:

## Question 42:

No
Comment: Co-opted directors probably won't serve the association as well as directors wanting to serve.

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) This is a very big potential problem and would need to be legislated against.
(2) I agree with points $1,2,3$ and 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) Yes

Comment:
(3)

Question 47:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) I would hope so.
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Not Answered

Comment:

## Question 51:

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

## Question 52:

(1) Other

Comment: Limitations should be placed on this to ensure that the other commonholders are not inconvenience or their properties devalued by any alterations.
(2) Yes

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

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) Yes
(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: As long as the fund is compulsory.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) No

Comment: Common area costs should be divided equally between all units.
(2) there should be limitations

Comment:

## Question 60:

(1) No

Comment: Please see my response to Question 59.
(2)
(3) This is unfair. Someone with a very small floor area won't use the common areas any less than someone with a greater area. Number of bedrooms may be a fairer way to allocate.
(4)

## Question 61:

(1) Yes

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

[^33](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

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: Jamie John Atkins

## Name of organisation: N/A

## Question 1:

No
Comment: Where the leaseholders pay for practically everything, the Freeholder should be given a settlement sum (i.e. what they paid for the Freehold) but have no control over the conversion to commonhold.

## Question 2:

Other
Comment: Leasehold is an archaic system that doesn't benefit the Leaseholder in any way shape or form. Any Leaseholder under the illusion that the position they are in is good should be educated otherwise.

## Question 3:

No
Comment: Leasehold should be abolished and converted to Commonhold by default. Lease lengths should no longer be enforceable by law.

## Question 4:

(1) Yes

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
(3) Not Answered

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## Any further comments

I answered the consultation on 'Law Commission consultation on leasehold home ownership: buying your freehold or extending your lease', and I will repeat the same point I made in my response to that.

Please note, for the answers I have left blank, I support the Leasehold Knowledge Partnership and National Leasehold Campaign's answer to them.

These consultations are too long, too convoluted and not friendly to the average Joe (i.e. those who aren't Leasehold Law professionals.

Leasehold is wrong; pure and simple. Commonhold for Flats is the perfect process to abolish it. Freeholders and Managing Agents only work for the interests of eachother, and neither have any financial gain from the other, but both gain from Leaseholders!

My specific situation is as follows:
Our building ( 5 flats) has been badly maintained for decades, before any of us moved in. We received 44 page surveyor's report with dozens of photos of shoddy repairs, eroded brickwork, etc. etc. and a bill which will roughly double our annual service charge for the next $7 / 8$ years. When the MA was challenged as to why the Freeholder shouldn't be held responsible for at least some of the work we were told the Freehold had changed hands in 2015 and they couldn't make a retrospective charge. The MA also changed in 2015. You might say it's just our bad luck to have moved in at the wrong time, but this is specifically why Leasehold is wrong - none of us have the finances or power to control what happens to the building WE LIVE IN. Our Freeholder and MA are geographically too far away to have any real interest, but yet we are hounded for money left, right and centre to protect THEM.

Furthermore, I have to comment on the MA and what the Leasehold system allows. They are sharp, dismissive and totally clueless in the majority of their communications to us. They are unwilling to compromise on almost every issue and even when (reluctantly) they concede a point, there still continues a lack of proper communication or positive action. They are only now pushing us to get fire doors as front doors. The last Fire Hazard Report is dated 1st June 2017. The priority ratings for the works they intermittently bring up are a 2 , ie. to be completed within one month. Yet, here they are still dithering about, almost 21 months later.

I know l've gone slightly off topic, but these are some of the many things Commonhold would solve.

Leasehold is a disgusting system. Abolish it now. Please? I can't afford to extend my Lease, and was not informed properly of the conditions of buying the Lease (not the property, because you don't own a brick!)

Name: Karen Conneely

## Name of organisation:

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## Any further comments

Commonhold should be mandatory moving forward. Current practices differ vastly and often result in the 'home owner' having very few rights and the service charges and leasehold fees becoming unmanageable.

## Name: Stella Roberts

Name of organisation: In a personal capacity.

## Question 1:

Not Answered
Comment:

## Question 2:

Yes
Comment: If $80 \%$ of leaseholders agree to convert to commonhold then it should follow that all properties in the block of flats become commonhold.

## Question 3:

Not Answered
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## Question 4:

(1) No

Comment: This would be difficult to manage. It's likely that the remaining freeholder could cause problems.
(2) Other

Comment: The system won't work unless all the leaseholders convert to commonhold at the same time.
(3) Yes

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## Question 5:

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## Question 94:

I think that commonhold would offer an advantage over leasehold as the the owners of the properties would have control and responsibility over the management and maintenance of the properties as a whole without a third party being involved. It seems common that third party involvement in management of people's leasehold homes leads to exploitation and increased costs for leaseholders.

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(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 not voluntarily agree to stop selling properties as leasehold in favour of commonhold as it will stop a lucrative income stream.

## Question 106:

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## Any further comments

I think that commonhold should become mandatory for flats and freehold for houses by law. As it it stands at the moment people buying homes are being exploited and appear to have very little protection against some of the terrible situations they are finding themselves in.

It appears that you have more rights and protections in buying a £20.00 kettle than you have in purchasing your home which for most people will be the largest financial purchase they will make in a lifetime.

In my personal situation I have finished paying off my mortgage but because I have not been able to afford to extend the lease on my flat by enfranchisement.I now have a property that would I would probably only be able to sell at auction for a much reduced price unless I can find $£ 30,000$ to 40,000 to pay for a lease extension whereas if the flat had been purchased as commonhold I would have been able to sell and move on without having to go through the stressful, time consuming and very costly process of lease enfranchisement.

Name: Lesley Cooper
Name of organisation: N/A

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## Any further comments

When I bought this house (with government assistance through help to buy) I was informed that it was lease hold but I was completely unaware what that really meant. Like so many people I used the builders recommended solicitor so now know they weren't looking after my interests and this was a conflict of interest. Had no idea that I would need permission to do certain things with my home especially when the sales person told us that when Bellway left the site we could do whatever we wanted. Was not given any opportunity at the point of purchase to be able to purchase my freehold

Name: Carol Greenwood

## Name of organisation:

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## Question 101:

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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

Unfortunately I feel these documents are very difficult to understand and so is the information in documents we agree to when purchasing our homes. Solicitors do not explain things to you which you later find out really affect the way you then see, live, pay for your home. Unfortunately as companies such a $\qquad$ do not fully explain leasehold to you at the point of reserving your home it then becomes difficult to get out and especially as you have signed and payed so many fees up front and still not informed of the leasehold catches it again makes it difficult to withdraw from the sale. I cannot believe that when I purchased my home outright at the start that I can not alter anything in or out my home without asking permission which costs approx £180 yes £180 and I own my
home. What has what I do with my home anything to do with anyone but me. The fact that my lease can also be sold in at any point and I have no say in the lease cost could cause me so much upset and stress. Please just listen to what people are saying. I agree with certain leasehold points ie no HGV goods vehicles on the estate. Maintain your garden ......not that the leaseholder cares if someone does not maintain the garden but they do have heavy handed companies pushing for payment every year to collect the £200 lease money which will be $£ 400$ in 2 years. HELP!!!! Please!!!!

Name: Xi Yen Tan

## Name of organisation:

## Question 1:

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Comment: I strongly oppose to the proposal as is, as it would in practice exclude leaseholders of a mixed-use site where non-residential premises account for over $25 \%$ of the internal floor space, such as my current building.

Reviving commonhold is great but existing stock must have a clear and simple way to converting, otherwise current leasehold properties will experience a rapid devaluation. The government would essentially be complicit to creating a new kind of homeowner victim, wear ewe are stuck in a nightmare legacy leasehold with no way of converting to the nowstandard commonhold.

Our current freeholder at is a prime example why the $25 \%$ rule must be scrapped. Our service charge is disproportionally high, with inadequate maintenance and dismal facilities. There has been a lot of disputes, frustrations and court cases about the simplest of processes that in theory should be completely within our rights, such as forming a residents association. We did not receive service charge accounts (as it is our right) for 6 years and had to bring it to tribunal to push for it. We were then given muddled accounts - we are still looking through them in detail, but already those who are doing so are concerned with cross-spending, service charge funding that we are paying are going to maintain and service the that shares the building with us and possibly other estates owned by the same freeholder as well. For example, it seems that we were charged to degrease the ovens of the and reparation following a flood on the 4th floor (which is and non-residential). This is not right, but can be addressed by allowing a conversion to commonhold.

There is a suggestion that a reformed Right to Manage program will help our situation. Based on our experience of our interactions with our freeholder for the last 10 years, I wholeheartedly believe it will not. Our path to simply forming a resident's association has been frustrated by the freeholder every step of the way, and our sister development, , managed to obtain Right to Manage but have not been able to evoke positive changes, again no thanks to initiatives by the freeholder. I understand that there is a seven figure sum in service charges arrears at - how can any courtappointed manager or RTM-backed managing agent run an estate where funds are so limited? An RTM company will not have the power of forfeiture so there will no way of enforcing service charge demands, other than to be locked into perpetual litigation. This is not home ownership - it would be even worse than tenancy, as we would be locked into our homes if our homes are devalued by the introduction of commonhold but we cannot convert.

For the above reasons, we have to be able to convert to commonhold, which is a far superior system to leasehold and gives us the safeguards we do not have. We cannot and should not be left with undesirable leasehold property because the natural endpoint of "reinvigorating commonhold" is a new class of empowered consumer homebuyer who will be demanding flats that they can own outright. Long and vulnerable tenancies, which is essential what leasehold property is, will be shunned. We will be trapped in our own homes, not unlike the homeowners with exponentially increasing ground rents on their leasehold that have been featured in the news in the past year or so. Hold up your own reputation as a body dedicated to making law fairer by helping individual homeowners. Do not be complicit to maintaining the arbitrary and dated $25 \%$ rule in respect to commonhold conversion. If you are concerned about consistency across your proposals, we would
advise you to scrap the $25 \%$ rule for collective enfranchisement as well. You already accept it is too restrictive in your Right to Manage proposals. There is no need to have third-party freeholders involved in the running of buildings, even large mixed-use ones like ours. We believe we are getting a raw deal at the moment, subsidising the hotel below. We believe the building is being bled - it is deteriorating fast and only 15 years old. The rest of the world has resident-run systems of flat living.

## ABOLISHING FEUDALISM ISN'T JUST BANNING NEW SERFS, BUT FREEING THE HUNDREDS OF THOUSANDS OF EXISTING SERFS AS WELL.

We desperately need commonhold, not because of some ideological belief, but because we feel we are being abused under the feudal leasehold system. At - , we have learned that our only remedy is to sell and leave some other poor innocent with the problem. Under your proposals, we will probably not even be able to do that without losing a truckload of money. And why should we be forced to sell our homes that we love so much? We love our community. We just want democratic self-governance. Commonhold would allow it. Please allow us to covert.

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## Name: WONG CK

## Name of organisation:

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## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Any form of commonhold is better than leasehold

## Name: Sudhir Singh

## 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) Yes

Comment:
(2) No

Comment:
Yes
(3 \& 4)
(5) A company registered under the tenants name.
(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) That it's fair.

## 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) No

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

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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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Comment: Not Answered

## 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:

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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:

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Comment: 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:

(1) Not Answered

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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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Comment: Not Answered
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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 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:

(1) Not Answered

[^41]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:

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Comment: Not Answered

## Question 106:

(1) Not Answered
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Question 107:
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## Any further comments

Not Answered

Name: Wojciech Zymla

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

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Comment:

## Question 3:

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## Question 4:

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## Question 5:

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## Question 6:

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## Question 15:

## Question 16:

(1) Yes
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## Question 17:

(1) Yes

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Question 18:
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## Question 19:

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## Question 34:

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## Question 39:

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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 50:

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## Question 51:

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## Question 52:

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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 75:

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## Question 80:

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## Question 81:

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## Question 82:

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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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[^42]Comment: Not Answered
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## Question 88:

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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 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 104:

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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

Dear Sir/Madam,

I am not a flat owner but an 'owner' or I should rather say a tenant of a leasehold house. In respect to the flat owner I do believe that the commonhold should be mandatory moving forward. I do believe that if Commonhold was an option many flat owners would chosen this option. As it wasn't many flat owners are now left in this awful position unable to sell the property and pay unregulated management fees/service charges and ground rent.

Kind regards

Wojciech Zymla

Name: Malgorzata Zymla

## Name of organisation:

## 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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## Question 51:

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(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

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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
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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
(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:

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

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

[^43]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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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

Dear Sir/Madam,

I am not a flat owner but an 'owner' or I should rather say a tenant of a leasehold house. In respect to the flat owner I do believe that the commonhold should be mandatory moving forward. I do believe that if Commonhold was an option many flat owners would chosen this option. As it wasn't many flat owners are now left in this awful position unable to sell the property and pay unregulated management fees/service charges and ground rent.

Kind regards

Malgorzata Zymla

Name: Anna Scoffin

## Name of organisation:

## Question 1:

No
Comment: I'm recently divorced after a very long marriage and I am increasingly worried about an asset left to me in my settlement, which is my home and my children's home. After a brutal year, I need security and stability. In the situation that I am in, I feel it is anything but that. My service charges are at $£ 20,000$ a year and there is no restriction to increasing them. Plus, every three or so years we seem to have a new managing agent meaning there is no institutional memory. Managers come and again within the same firm. I find my windows are often dirty, the lifts look quite slummy, the reception area is very tired, post-boxes are actually falling out of the wall and security of the block seems to be an issue. Unregulated flows of people creates issues and there is no way we crack down on this Airbnb situation (short-term lets are actually against the lease terms but there seems to be little interest at the higher level in enforcing this covenant). I am also concerned that the ground rent seems to be an additional charge for no service at all, on top of the ludicrous charges above. They double. We don't have a fancy swimming pool, gym, business lounge, cinema room or terrace. I just do not see value for money at all. I understand that in the past there has been confusion with the bills of the $\square$ below us and I am aware that the freehold landlord is the commercial lessee so has a potential conflict of interest in running this site.

I am very upset in that I believe that my property is already depreciating because of the service charges, lack of facilities and the sorry state of the building. Because it is my wish that upon my death, my children can benefit from the sale of my home and the many years of hard work and sacrifice, I have begun to take an interest in leasehold issues. I need commonhold.

In law, I am a tenant only. I need to be able to have control of my service charges. I need to convert to commonhold as this would be the only way of achieving democratic selfgovernance of this site. If government promotes commonhold over leasehold, or even bans developers from selling flats as (leasehold) tenancies going forward, then my property value really will plummet and, under your proposals, I will have no way of remedying this situation. Please scrap the $25 \%$ rule for collective enfranchisement. I, along with my fellow leaseholders, have the majority financial stake in this building and absolutely no say or control over how this building is run or how my money is spent. It is like giving the managing agent an open cheque book. If I do not pay what I think are massively bloated service charges, the landlord can pursue forfeiture proceedings. This is appalling and would not happen under commonhold because there would no monetising third-party. Residents would appoint the managing agent and set the service charge budgets each year. I cannot be left with leasehold while many other leaseholders will convert to the better system of commonhold. Most buyers, if they were given the choice, would buy apartments which they can own on a freehold basis. Commonhold will attract a premium.

## Question 2:

## Yes

Comment: People should not be held to ransom by a minority. Enlightened leaseholders must be allowed to convert to commonhold.

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
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Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

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

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2) $50 \%$ seems a lot more manageable for leaseholders in big developments like mine, with 158 flats. There are quite a number of overseas Buy-to-Let investors who we would need to motivate to hit the $80 \%$ supermajority and that would be very difficult because they are out of reach, all over the world. $80 \%$ is landlord-friendly. You will see barely any conversions, except in the very small schemes which are predominately residential.

I am concerned that the very wealthy landlords could buy some more leaseholds in a development to tip the vote against commonhold conversion where the law requires a 80\% supermajority.
(3)

## Question 11:

No
Comment: I cannot accept this proposal. It means the continuation of the $25 \%$ rule which would deny leaseholders such as myself from being able to achieve self-determination.

Without commonhold, I will continue to be a tenant, vulnerable to predatory leasehold practices and surging service charges.

Owning a strata-title property in Singapore has shown me the benefits of a commonholdstyle system. Non-strata properties in Singapore are deeply unattractive to the consumer homebuyer looking to buy landed property because they know it offers vulnerable tenancy. I anticipate improved commonhold will provoke great consumer interest, but at the cost of substantially devaluing existing leasehold stock. I would be fine with this if I was given the means by which I can move to the better system. However, your plans seem to leave me with an inferior title. My property value will be trashed and I will have no way of remedying this. The only way would be to sell up and even then I would be massively out of pocket and forced to leave London. I love this building and my neighbourhood. I don't see why I should be pushed out of my home because I do not have any choice over my freeholder or the managing agent.

I already implored you to scrap the $25 \%$ rule for enfranchisement in that consultation, but I am worried developers and freeholders are leaning on you to keep their biggest and most lucrative sites safe. There are now so many schemes right across England and Wales, particularly in the cities, and in Tower Hamlets where I am, with significant commercial premises. Under your policy, you would be consigning these leaseholders to the leasehold property trap at least until the next wave of reform, which could be another 15 years, maybe forever. Please scrap the $25 \%$ rule across the board. You have already suggested it is too restrictive in your RTM paper. But I don't think RTM will work on an estate like ours as the freeholder has the commercial premises and would still of course have the power to invoke his property rights to close off areas of the site to our managing agent. I strongly advise you to look into the case of . They thought they had broken free, but their court-appointed manager has been locked into constant litigation with our freeholder. He has had a heart attack. I understand the site has been unmanageable and he has just filed to discharge his duties. If this is a court-backed regime, there is no hope for us with RTM. Sorry, but we need commonhold conversion. If you do not scrap the $25 \%$ rule, you support this freeholder monopoly. I need control over my home.

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

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Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
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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 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:

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## Question 39:

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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:

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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:

Not Answered

## 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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Comment: Not Answered
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## Question 62:

Not Answered

## Question 63:

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## Question 64:

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Comment: Not Answered

## Question 65:

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## Question 66:

(1) 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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Comment: Not Answered

## Question 71:

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## Question 72:

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## Question 74:

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## Question 76:

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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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Comment: Not Answered

## Question 83:

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## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

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Comment: Not Answered
(2) Not Answered

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## Question 86:

[^44](1) Not Answered

Comment: Not Answered
(2) Not Answered
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## Question 87:

(1) Not Answered

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

## Question 88:

(1) Not Answered

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(3) Not Answered

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## Question 89:

(1) Not Answered

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## Question 90:

(1) Not Answered

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(2) Not Answered

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(4) Not Answered

## Question 91:

(1) Not Answered

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(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Owner-occupiers will take more pride in their building, more than a landlord who is removed from the block and sees owning the freehold as a continual form of income. I own a strata-title apartment in Singapore. It is almost 40 years old but in a much better state than my high-rise here in London

According to our residents' association, who had made contact with them a few years ago, they were surprised to see no record of maintenance of our outer fabric in the building log. This was something like 12 or 13 years of no entries. Worryingly, some cladding has come lose and fallen. At our point, I understand the building was considered to be structurally unsound. Short of going to a tribunal, which is very risky given our landlord can put his legal costs on our service charge later, and repeatedly raising it with a managing agent, whose ultimate client is the landlord, not us, there is nothing we can do to make sure this building is being given enough attention. Since we are in wind tunnel, the external of our building is particularly vulnerable. If my building in Singapore was a high rise, we, the residents, would have already seen multiple contractors and remedial works would have been commissioned.

In Singapore, the majority of the strata-title unit owners at my site see their condominium as their single biggest asset and they make sure the block is in good order. Where there are major works, this is debated in a democratic forum where everyone is equal. The AGM brings all the owners together. There is no third-party monetising interest that has all the power. In our situation, with leasehold, the building is only as good as the landlord. And when you buy leasehold, you don't know who you are jumping into bed with. For the big estates, it's usually a shell company based offshore. Unlike in the private rented sector, it is standard to never to meet your landlord when you are a leaseholder. He is totally unaccountable, especially in buildings like ours where we currently have no ability to enfranchise. Yet this individual or company makes all the decisions as to how the building is run and how our money is spent. We have no say over our asset.

High service charges do not affect the landlord's investment, but they do ours. If there is no interest there, the building will just deteriorate, irrespective of how high the service charges are, as I have found at I cannot even be sure that all the money raised from leaseholders in this building is being put to maintaining it. We have to go to a tribunal and when the landlord has control of all the information flows, struggling over disclosure can be a very ugly battle.

The managing agent is not strictly accountable to residents. In Singapore, under strata, we appoint the managing agent. No one else. And we decide whether to keep them at the AGM. The argument that Heather Wheeler, the housing minister, makes that some leaseholders like to get home after work and subcontract out the decision-making to the landlord and his agent and just pay the bills each quarter is disingenuous. I am not on the management corporation in Singapore - too busy - but I trust those who are to make the right decisions. So the people Ms Wheeler invoked at the select committee, to defend this feudal tenure, would be contented with commonhold. You be as involved as you like. Importantly, you have the power to get rid of those who make the decisions. Yes, you can vote your neighbours out and put forward your own slate of candidates at the AGM.

I do not support just opening up my purse and giving it to people who I don't really know, and this is what leasehold is. Even the government's own advice service, LEASE, suggests leaseholders must pay the bloated service charge first and contest later. If they do not, they are at risk of losing their homes through forfeiture. There is none of this in Singapore under strata title. Unreasonable service charges do not get to the point of becoming unreasonable because residents decide on the budget.

In terms of , there are concerns as to whether we subsidising the . Under commonhold, there would be clear separation of powers. We would be dealing with the commercial floors as unit-owners, not vulnerable tenants. There would be no landlord. Please remove the $25 \%$ rule so we can remove ourselves from what many feel is a suboptimal situation.

## 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 do not believe commonhold has a future in a country where the creation of new leaseholds is legal. Developers must be forced to use commonhold. The revenues stream from leasehold will mean developers will continue to sell flats as tenancies because they can sell on the freehold to investors who will be interested in making money from service charges and license and permission fees, even in an environment where ground rents are capped at $£ 10$ or set at a peppercorn.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Not Answered

## Name: Neha Sahni

## Name of organisation: NA

## Question 1:

No
Comment: The government should convert all leasehold properties, especially flats, into common hold to end this feudal practice and introduce a fixed formula to provide the freeholder with a nominal compensation in return, for example, a maximum of 10 times the ground rent from each leaseholder. Leasehold should be abolished, like it was done in Scotland and Nothern Ireland. One country, one rule, I'd say..Millions of leaseholders in England and Wales are being exploited and treated as cash cows by unregulated freeholders who are hiding behind offshore companies with little regulatory oversight and they are also dodging the HMRC by not paying their fair dues. This unfair and lopsided leasehold system needs to end by mandatory conversion to commonhold. Otherwise these greedy freeholders and developers who are hand in glove with each other will never let common hold flourish, due to their vested interests.

## Question 2:

Yes
Comment: Even if a few leaseholders in a block agree to conversion to common hold, it should be allowed for the good of the entire block or building.

## Question 3:

No
Comment: All leaseholders should qualify if they currently hold the lease.

## Question 4:

(1) No

Comment: Even if there are fewer than $50 \%$ of leaseholders in the process of conversion to common hold, they should be allowed to proceed and not hindered by keeping a minimum $50 \%$ requirement.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Purchaser should only be required to purchase common hold interest from a non consenting leaseholder, which would eventually ensure that all the flats become common hold as and when they are sold on.
(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) Not Answered

Comment:
(2) No

Comment:
Yes
(3 \& 4)
(5) Banks and mortgage lenders should provide finance and pro rata that across all unit leaseholders. This can potentially be added to the mortgage loan and paid over the term of the mortgage at the same interest rate.
(6) (b) as that fixed amount, with interest;

Comment:
(7) Same priority

## Question 6:

Comment:

## Question 7:

No
Comment: First tier tribunals are so far tilted in favour of freeholders and have little power to help leaseholders. They need to be given more powers and make the process of FTT fair for existing leaseholders, including sharing the burden of costs with freeholders.

## Question 8:

Yes
Comment:

## Question 9:

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

Comment: Lenders should be kept in the loop

## Question 10:

(1) Option 1
(2)
(3) The minimum threshold should be $25 \%$ of qualifying leaseholders, especially in cases where some leaseholders are based in foreign countries like China and Singapore and are difficult to liaise with.

## Question 11:

No
Comment: Freeholders have huge vested interest in refusing conversion to common hold. They should not be empowered to do so if we really want to reform and encourage common hold.

## 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) 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) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes

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: Developers should be strictly prohibited from devicing any new over clever clauses and be banned from inserting them in terms of purchase.

## 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:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 44:

(1) Strict rules should be introduced to avoid such unfair practices
(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) Not Answered

Comment:
(3)

## Question 47:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Not Answered

Comment:

## Question 50:

(1) Not Answered

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) Not Answered

Comment:
(2) Not Answered

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:

No
Comment: All residential leases should be banned and be converted into common hold

## Question 66:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) No

Comment: On 100\% staircasing, the leaseholder should become a common holder.
(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
(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

[^45]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
(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:

Reforming and promoting common hold laws and helping exiting leaseholders trapped in unfair leases should enhance social justice and those trapped in their unsellable homes.

## Question 94:

End of leaseholders' modern day slavery and exploitation at the hands of freeholders and their unscrupulous and unregulated managing agents; conversion to common hold will bring more fairness and accountability to service charges which are uncapped and unregulated at the moment; common hold will bring an end to ground rents which are paid by leaseholders and they get nothing in return for it. Please abolish leasehold system. It's nothing but modern day slavery and feudalism.

## Question 95:

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## 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: Developers should be banned from selling any leasehold properties and from carrying on with their unethical and exploitative practices which are currently rife in the leasehold system.

## Question 106:

(1) Vested interests of developers and freeholders who are often hand in glove with one another; lack of adequate regulation and norms for both developers and freeholders. Leasehold system should be abolished and common hold should replace it. The rest of the world is doing very well without leasehold system and has some form of common hold or the other. We need common hold and should abolish leasehold in the interest of fairness for the society and the common people up and down this country.
(2)

## Question 107:

All existing leasehold properties should be converted to common hold. It should be made mandatory for all freeholders to accept a maximum of 10X the ground rent and enable this conversion without further delay.

## Any further comments

Please abolish the feudal and exploitative leasehold system. It's an absolute nightmare for ordinary households in this country. People are struggling with ever escalating service charges, estate management charges, rising ground rents, permission fees etc. Rouge freeholders get kick backs from insurance contracts and managing agents who are more like extortion agents. There's little regulation to keep their bullying in check and all this is putting unbearable pressure on families, both financially and psychologically. Please save the common man by abolishing leasehold and introducing common hold in its place.

## Name: Charlotte Burnup

## Name of organisation:

## Question 1:

No
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

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) Not Answered

Comment:
(2) Not Answered

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

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

## Yes

Comment:

## Question 9:

Not Answered
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) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

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## 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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(3) Not Answered

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## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
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Question 24:
(1) Not Answered

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Question 25:
(1) Not Answered

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## Question 26:

(1) Not Answered

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(2) Not Answered

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## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

Question 30:
Question 31:
(1)
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## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

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## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

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Comment:
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Question 37:
Question 38:
(1) Not Answered

Comment:
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## Question 39:

(1) Not Answered

Comment:
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Comment:

## Question 40:

Not Answered
Comment.
Question 41:
Question 42:
Not Answered
Comment:

## Question 43:

(1) Not Answered

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(2) Not Answered

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## Question 44:

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## Question 45:

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Question 46:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
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## Question 47:

(1) Not Answered

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## Question 48:

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(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
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(4) Not Answered

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Comment:

## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

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(3) Not Answered

Comment:

## Question 55:

Question 56:
(1) Yes

Comment:
(2) Not Answered

Comment:
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## Question 57:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

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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) Not Answered

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## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

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## Question 61:

(1) Not Answered

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## Question 62:

## Question 63:

(1) Not Answered

Comment:
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## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

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) Not Answered

Comment:
Question 76:
Not Answered
Comment:
Question 77:
Not Answered
Comment:

## Question 78:

Not Answered

## Comment:

## Question 79:

(1) Not Answered
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## 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:

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## Question 86:

(1) Not Answered

Comment:
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[^46](3) Not Answered

Comment:
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## Question 87:

(1) Yes

Comment:
(2) Not Answered

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## Question 88:

(1) Not Answered

Comment:
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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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Comment:
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## Question 92:

(1) Not Answered

Comment:
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Question 93:
Question 94:

Question 95:
(1)
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Question 96:
Question 97:
(1 \& 2)
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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

Remove leasehold completely. If this is not possible, retrospectively ban doubling ground rents and unregulated maintenance fees. Impose peppercorn ground rents and enforce resident involvement in service charge calculations.

Name: Natalie Carthy

## 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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## Question 5:

(1) Not Answered

Comment: Not Answered
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Comment: 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:

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## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

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## Question 39:

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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 58:

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Comment: Not Answered
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(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

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## Question 60:

(1) Not Answered

Comment: Not Answered
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## Question 61:

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## Question 62:

Not Answered

## Question 63:

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## Question 64:

Not Answered
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## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

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Comment: Not Answered
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## Question 67:

(1) Not Answered

Comment: Not Answered
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(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:

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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:

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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

## 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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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
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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
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(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 should be mandatory. Leasehold should be abolished. I bought a house using the help to buy scheme which was leasehold. I now face the fact that it is unsaleable. I believed I was buying my home when I purchased it, I now realise that I am essentially a tenant.

The leasehold scandal has been generated by greedy housebuolders exploiting a government backed scheme to assist first time buyers and it is the governments responsibility to now address this situation and create a system which empowers the very
people the system has let down. Commonhold has been adopted in Wales and Scotland where leasehold is banned!

Name: Jon Thornton

## 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) (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 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) 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
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Question 23:
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## Question 24:

(1) Not Answered

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## Question 25:

(1) Not Answered

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## Question 26:

(1) Not Answered

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## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

## Question 30:

## Question 31:

(1)
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## 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) Not Answered

Comment:
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## Question 36:

(1) Not Answered

Comment:
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Question 37:
Question 38:
(1) Not Answered

Comment:
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## Question 39:

(1) Not Answered

Comment:
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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)
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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:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Not Answered

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(3) Not Answered

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## Question 51:

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## Question 52:

(1) Not Answered

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## Question 53:

Not Answered
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## Question 54:

(1) Not Answered

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(3) Not Answered

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

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) Yes

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(4) Yes

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(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

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(8) Yes

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(10) Yes

Comment:
Question 59:
(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
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## 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:
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Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) No

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
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(3) Yes

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## Question 68:

Not Answered
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## Question 69:

Question 70:
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## 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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## 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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## 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

[^48]Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
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## Question 87:

(1) Not Answered

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: Any Pegnam

## 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:

(1) Not Answered

Comment: Not Answered
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## Question 6:

Comment: Not Answered

## Question 7:

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## Question 10:

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## Question 11:

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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:

(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:

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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 49:

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## Question 50:

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## Question 51:

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## Question 52:

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## Question 55:

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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 65:

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## Question 66:

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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 76:

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## Question 79:

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## Question 80:

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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:

(1) Not Answered

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## Question 87:

(1) Not Answered

Comment: Not Answered
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[^49]Comment: Not Answered
(3) 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 97:

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## Question 98:

## Not Answered

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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

Introduction of commonhold is the only fair way to address the issues created by the misselling of leasehold properties. Abolish leasehold and introduce commonhold for existing leaseholders.

Name: Monica Cachon Suarez
Name of organisation: Home

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
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## Question 3:

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## Question 4:

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## Question 5:

(1) Not Answered

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## Question 6:

Comment: Not Answered

## Question 7:

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## Question 10:

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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 43:

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## Question 44:

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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

Commonhold is well establish in other European countries...you do not need to go and look that far either....look up north to Scotland....have the fallen is dissarrey because of commonhold? it is beyond belief that the buying of the biggest asset for most people is like a mine field...and yet everybody looks the other way....
no more leasehold please!

Name: Chris Pearce

## Name of organisation:

## Question 1:

Yes
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## Question 2:

Yes
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## Question 3:

Yes
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## Question 4:

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## Question 5:

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Question 11:

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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 93:

## Question 94:

1. Owning a share of your property.
2. No forfeiture, so can sell your place if needed.
3. No ground rent
4. No more being overcharged for works - more transparent costs
5. Shared responsibility with owners in the flats.
6. Knowing you are in control of your property and less stress and worry wondering what might happen when a freeholder tries to extract more money from you.

## Question 95:

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## Question 98:

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## Question 107:

## Any further comments

Commonhold for flats is a must and freehold for houses. Abolish leasehold is the way forward so any system other than leasehold has to be a step in the right direction. I live in a leasehold house so i am unable to answer all these questions as my knowledge on certain situations is not going to be accurate. Thank you.

Name: Boris Vucicevic

## Name of organisation:

## Question 1:

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## Question 2:

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## Question 11:

Other
Comment: All leaseholders should have the right to commonhold. Collective enfranchisement rules currently does not allow all leaseholders their freedom. There should be no exceptions.

## Question 12:

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## Question 87:

(1) Not Answered

Comment: Not Answered
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[^52]Comment: Not Answered
(3) Not Answered
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Comment: Not Answered

## 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:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

I have experience of problems with leasehold and want commonhold. There are no housing choices as leasehold has taken over the housing market stock. Commonhold already exists everywhere else in the world. I would like commonhold conversions to happen. It should be mandatory. There are no benefits of leasehold in comparison to commonhold. No more costly disputes, unnecessary disputes, stress, permission fees, admin fees, lease extensions, transparency and control by distant disinterested third party freeholders. Common holders would have choice of managing agents driving standards in the sector.

## Question 95:

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## Question 96:

## Question 97:

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## Question 98:

## Question 99:

Question 100:
Question 101:
Question 102:
Question 103:
Question 104:

## Question 105:

(1) Not Answered

Comment: Freeholders and developers should not be profiteering on leaseholders. They should be ethical in practice if they're selling to a consumer market. They should not create income streams, circumnavigating loopholes in legislation please. Commonhold should be mandatory to stop this but also to promote true homeownership and many other benefits.

## Question 106:

(1)
(2)

## Question 107:

Leasehold is unnecessary and the problems associated with it has caused so much distress. Make commonhold mandatory and abolish leasehold. Leasehold currently only sets consumers up to fail with freeholders to gain and is unfit for purpose.

## Any further comments

## Name: Joy Dickinson

Name of organisation: Not applicable - member of the public and leaseholder

## Question 1:

No
Comment: Leasehold is often used to abuse people in residential units that they believe is their home, it has to be abolished wherever possible and commonhold used instead.

By introducing strict qualifying criteria it will prevent people from moving to the fairer commonhold system.

The proposal to keep the $25 \%$ rule on non-residential premises is WRONG. You are excluding many, many leaseholders from being able to move on to a better system and revive their property values. Mixed-use schemes are common in the city centres. These people's property values will be TRASHED if you say we are going to move to commonhold, but give them no means of getting out of their situations (either through Enfranchisement or commonhold conversion). It's unreasonable to expect them wait for further changes much later down the line.

We need to shift the balance of power back to the people IN the homes that we are talking about.

## Question 2:

Yes
Comment: It is well documented that leasehold has been used to fleece people living in residential units. People should not have to fight / beg / go to tribunal in order to get a fair deal. By changing leasehold wherever possible to commonhold, we give people the right to have a say over their own home.

Reform is long overdue and we know that self regulation will not work. Leasehold has to be abolished wherever possible.

## Question 3:

Other
Comment: I don't feel qualified to answer a lot of questions in this consultation. I fully support LKP (Leasehold Knowledge Partnership) and I am a member of the NLC (National

Leasehold Campaign) and ask that their responses be used for any questions that I have not answered.

## Question 4:

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## Question 5:

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## Question 6:

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## Question 7:

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## Question 10:

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## Question 11:

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## Question 12:

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## Question 25:

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## Question 36:

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## Question 37:

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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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## Comment:

## Question 50:

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## Question 51:

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## Question 52:

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## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
LEFT US WITH A FIVE YEAR CONTRACT WITH RMG AS OUR MANAGING AGENT. THAT IS ABSOLUTELY RIDICULOUS - WHO HAS A CONTRACT THAT LONG?

THIS CONTRACT WAS SIGNED THE YEAR BEFORE I MOVED IN - WHY DIDNT MAKE ME AWARE OF THIS? I KNOW THE ANSWER AND THIS
DEMONSTRATES EXACTLY WHY DEVELOPERS CANNOT BE TRUSTED TO SELF REGULATE!
(2) 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:

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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 67:

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## Question 80:

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## Comment: Not Answered

## Question 83:

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## Question 84:

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

(1) Not Answered

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[^53]Comment: Not Answered

## 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 92:

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## Question 93:

A commonhold structure would be a very welcome improvement on leasehold. Leasehold is not used anywhere else in the world and is not required, ground rent is a payment of money for no service. It is really important that leasehold is abolished rather than tweaked. Stop developers creating leasehold with wealth eroding investment vehicles in ordinary families' homes. People who want to buy a home should be able to do so as an owner and not as a tenant with a landlord. Commonhold needs to become mandatory for new build. After that, the conversion to commonhold of existing stock becomes a pressing issue. Existing leaseholds MUST be able to convert to commonhold without huge financial impact. Once this legally enforceable income stream, leasehold for no designated service, is removed, the case against commonhold falls apart and England and Wales join the rest of the world.

## Question 94:

A commonhold structure would be a very welcome improvement on leasehold. People will actually own and control their own home and housing will improve as owners feel responsible for their own property and its residual value. Leasehold abuse will stop and people like me will be able to sleep at night without fear of losing their home.

## Question 95:

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## Question 98:

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## 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 believe that developers will fight any proposals made to abolish leasehold because it will end their additional income stream. I think we have seen a lot of evidence that builders are making millions of pounds in profit because they have been paying themselves some absolutely obscene bonuses. Profits in new homes have tripled and in addition developers wait 2 years and then make a further additional income by selling the freehold to a third party. Builders are now selling false freehold (fleecehold) to people and making more money and this really needs to be stopped. If commonhold was introduced then people have an alternative to leasehold that allows them to have control over the property they are living in.

In short - leasehold has to be banned and commonhold mandated because developers ABSOLUTELY will not self regulate or take steps to make things fairer. They will just find another loophole to exploit people.

## Question 106:

(1) 1 - SEE QUESTION 3

2 - It should be mandated and leasehold should be abolished
(2)

## Question 107:

## Any further comments

I would love someone to tell me why I have bought a house for $£ 400 \mathrm{k}$ yet I have found that I have no control over it because it is leasehold. I am really going to struggle to buy a true freehold because do not sell true freehold so I have to go through enfranchisement. This is a very long and lengthy process and will be very expensive. I have no alternatives at the minute and the introduction of commonhold offers me a viable alternative to buying freehold. All I want is to have a say in my own home and right now - I don't. Please help - and not by reform, by banning leasehold. Thanks to the varying levels
of abuse seen in this country, I think that leasehold is a dirty word. If the rest of the world can manage without it, then we can!

Name: Jennifer Kroner

## Name of organisation:

## Question 1:

No
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) No

Comment:
(2) Yes

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## Question 5:

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## Question 6:

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## Question 10:

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## Question 11:

No
Comment: I strongly oppose your plan to deny potentially hundreds of thousands of leaseholders the right to convert to commonhold tenure. This affects leaseholders on the mixed-use sites where the non-residential premises account for over $25 \%$ of the internal floor space of a building.

## Question 12:

(1) Not Answered

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## Question 13:

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## Question 51:

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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 92:

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## Question 93:

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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: Lee Dickinson

## Name of organisation: N/A

## Question 1:

No
Comment: Leasehold is often used to abuse people in residential units that they believe is their home, it has to be abolished wherever possible and commonhold used instead.

By introducing strict qualifying criteria it will prevent people from moving to the fairer commonhold system.

The proposal to keep the $25 \%$ rule on non-residential premises is WRONG. You are excluding many, many leaseholders from being able to move on to a better system and revive their property values. Mixed-use schemes are common in the city centres. These people's property values will be TRASHED if you say we are going to move to commonhold, but give them no means of getting out of their situations (either through Enfranchisement or commonhold conversion). It's unreasonable to expect them wait for further changes much later down the line.

We need to shift the balance of power back to the people IN the homes that we are talking about.

## Question 2:

## Yes

Comment: It is well documented that leasehold has been used to fleece people living in residential units. People should not have to fight / beg / go to tribunal in order to get a fair deal. By changing leasehold wherever possible to commonhold, we give people the right to have a say over their own home.

Reform is long overdue and we know that self regulation will not work. Leasehold has to be abolished wherever possible.

## Question 3:

Other
Comment: I don't feel qualified to answer a lot of questions in this consultation. I fully support LKP (Leasehold Knowledge Partnership) and I am a member of the NLC (National

Leasehold Campaign) and ask that their responses be used for any questions that I have not answered.

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
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(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
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(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
(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:

Other
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) 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

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
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## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
LEFT US WITH A FIVE YEAR CONTRACT WITH RMG AS OUR MANAGING AGENT. THAT IS ABSOLUTELY RIDICULOUS - WHO HAS A CONTRACT THAT LONG?

THIS CONTRACT WAS SIGNED THE YEAR BEFORE I MOVED IN - WHY DIDNT MAKE ME AWARE OF THIS? I KNOW THE ANSWER AND THIS
DEMONSTRATES EXACTLY WHY DEVELOPERS CANNOT BE TRUSTED TO SELF REGULATE!
(2) Not Answered

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

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
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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

[^55]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

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(7) Not Answered

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(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
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(6) Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

A commonhold structure would be a very welcome improvement on leasehold. Leasehold is not used anywhere else in the world and is not required, ground rent is a payment of money for no service. It is really important that leasehold is abolished rather than tweaked. Stop developers creating leasehold with wealth eroding investment vehicles in ordinary families' homes. People who want to buy a home should be able to do so as an owner and not as a tenant with a landlord. Commonhold needs to become mandatory for new build. After that, the conversion to commonhold of existing stock becomes a pressing issue. Existing leaseholds MUST be able to convert to commonhold without huge financial impact. Once this legally enforceable income stream, leasehold for no designated service, is removed, the case against commonhold falls apart and England and Wales join the rest of the world.

## Question 94:

A commonhold structure would be a very welcome improvement on leasehold. People will actually own and control their own home and housing will improve as owners feel responsible for their own property and its residual value. Leasehold abuse will stop and people like me will be able to sleep at night without fear of losing their home.

## Question 95

(1)
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## 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 believe that developers will fight any proposals made to abolish leasehold because it will end their additional income stream. I think we have seen a lot of evidence that builders are making millions of pounds in profit because they have been paying themselves some absolutely obscene bonuses. Profits in new homes have tripled and in addition developers wait 2 years and then make a further additional income by selling the freehold to a third party. Builders are now selling false freehold (fleecehold) to people and making more money and this really needs to be stopped. If commonhold was introduced then people have an alternative to leasehold that allows them to have control over the property they are living in.

In short - leasehold has to be banned and commonhold mandated because developers ABSOLUTELY will not self regulate or take steps to make things fairer. They will just find another loophole to exploit people.

## Question 106:

(1) 1 - SEE QUESTION 3

2 - It should be mandated and leasehold should be abolished
(2)

## Question 107:

## Any further comments

I would love someone to tell me why I have bought a house for $£ 400 \mathrm{k}$ yet I have found that I have no control over it because it is leasehold. I am really going to struggle to buy a true freehold because do not sell true freehold so I have to go through enfranchisement. This is a very long and lengthy process and will be very expensive. I have no alternatives at the minute and the introduction of commonhold offers me a viable alternative to buying freehold. All I want is to have a say in my own home and right now - I don't. Please help - and not by reform, by banning leasehold. Thanks to the varying levels
of abuse seen in this country, I think that leasehold is a dirty word. If the rest of the world can manage without it, then we can!

Name: Mrs Jacqueline Cummins

## 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

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Comment.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Yes
(3 \& 4)
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(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
(2)
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## Question 11:

Not Answered
Comment:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

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## Question 13:

(1) Not Answered

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(2) Not Answered

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## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

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
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Question 21:
(1) Not Answered

Comment:
(2) Yes

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(3) Yes

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## Question 22:

Yes
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Question 23:
Yes
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Question 24:
(1) Yes

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(2) Yes

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(3) Not Answered

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Question 25:
(1) Not Answered

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## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

## Question 30:

## Question 31:

(1)
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## Question 32:

(1) Yes

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(2) Yes

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Question 33:
(1) Yes

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(2)
(3) Yes
(4)

## Question 34:

(1) Yes

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(2) Yes

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## Question 35:

(1) Not Answered

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(2)

## Question 36:

(1) Not Answered

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## Question 37:

## Question 38:

(1) Not Answered

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Question 39:
(1) Not Answered

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(2) Not Answered

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## Question 40:

Not Answered
Comment:

Question 41:
Question 42:

Yes

Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

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(3) Yes

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Question 44:
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(2)

## Question 45:

(1)
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Question 46:
(1) Yes

Comment:
(2) Yes

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(3)

## Question 47:

(1) Yes

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(2) Yes

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Question 48:
(1)
(2) Yes

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## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

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(3) Yes

Comment:
(4) Not Answered

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(5) Not Answered

Comment:
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

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## Question 54:

(1) Not Answered

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(2) Not Answered

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(3) 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) Not Answered

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## Question 58:

(1) Yes

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(2) Yes

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(3) Yes

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(4) Not Answered

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(5) Yes

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(6) Yes

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(7) Yes

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(8) Yes

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(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Yes

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## 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

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## Question 64:

Not Answered
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## Question 65:

Not Answered
Comment:

## Question 66:

(1) Yes

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(2) Yes

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(3) Not Answered

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(4) Not Answered

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## Question 67:

(1) Not Answered

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(2) Not Answered

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## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
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## Question 71:

Not Answered

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Question 72:
Question 73:

Yes

Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 76:

Yes

Comment:

Question 77:

Not Answered

Comment:

## Question 78:

Yes

Comment:

Question 79:
(1) Not Answered
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## 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:

[^56](4) Yes

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
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(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 89:

(1) Not Answered

Comment:
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## Question 90:

(1) Not Answered

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(2) Not Answered

Comment:
(3) Yes

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(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

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(3) Not Answered

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(6) Yes

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

More control. No ground rent doubling every ten years.

## Question 95:

(1)
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## 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

The current Leasehold situation is not fair to so many hardworking people in this country. We have been trying to sell a flat for 18 months that has an onerous 10 year rent doubling clause. Out Landlord has offered to convert to RPI but this is by informal agreement where
we have to pay them around $£ 14,600$. This does not include a lease extension.. Ground rent now $£ 410$ per annum as has doubled once. Service charges about $£ 1400$ per annum.

Developers \& Conveyancers should have duty to make Buyers more aware of what they are buying into, whether Leasehold, or Commonhold.

Commonhold seems fairer to the purchaser, as long as all parties in a block of flats can agree.

Name: John Luke Williamson

## Name of organisation: N/A

## 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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## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
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## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2) $80 \%$ seems prohibitively high. Couldn't a determined freeholder use tactics (such as buying some of the cheaper flats) to block leaseholders under this option? Given the stakes, it seems perfectly plausible.
$50 \%$ is required for collective enfranchisement and so there is precedent in leasehold law for this threshold.
(3)

## Question 11:

Other
Comment: I am strongly opposed to the $25 \%$ rule. Leaseholders who are in mixed-use blocks are more vulnerable to unfair practices from landlords and so commonhold conversion should be an option.

Under your current proposal, hundreds of thousands of leaseholders will potentially be denied the solution of commonhold tenure. With the positives attached to commonhold, existing leasehold stock will be significantly devalued - potentially leaving a significant population unable to sell and suffering from unfair (and unaffordable) behaviour from freeholders. This is a very real concern for me and many others.

At $\square$ in London we had to battle to receive our service charge accounts (having not received them for 6 years). We have major concerns of potential cross-contamination in spending between the commercial and residential parts of the building and it can feel like we are used as leverage. This highlights the unequal power dynamic created through leasehold law which is more prominent in mixed-use blocks.

The option of commonhold can help to create balance and consumer choice in the market - why block leaseholders in mixed-use developments from this. It feels arbitrary.

A reformed Right-to-Manage regime would not be a satisfactory solution - you just need to see the issues at to see the flaws. It is clear that commonhold will be the future, so why leave so many leaseholders in purgatory.

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

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## Question 14:

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## Question 15:

## Question 16:

(1) Not Answered
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## Question 17:

(1) Not Answered

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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:

Not Answered

## Question 28:

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Comment: Not Answered

## Question 29:

Not Answered

## 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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## Question 35:

(1) Not Answered

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## Question 37:

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## Question 38:

(1) 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:

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## Question 41:

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## Question 42:

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## Question 51:

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## Question 58:

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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 107:

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## Any further comments

Not Answered

Name: Svetlana
Name of organisation: N/A

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## Question 11:

Other
Comment: All leaseholders should have the right to commonhold. Collective enfranchisement rules currently does not allow all leaseholders their freedom. I need to describe this as freedom as otherwise leaseholders will be continued to be trapped under control of rogue freeholders. Modern slavery needs to come to an end.

There should be no exceptions.

## Question 12:

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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 93:

## Question 94:

I have personally experience problems with leasehold and want to live in a commonhold property. If I ever to buy a property again I want it to be commonhold or a genuine freehold (non-fleceehold) property, and definitely NOT leasehold. At the moment there no choices as leasehold and fleecehold have taken over the housing market.

The main and most important advantage with commonhold would be: full control over the management and costs of the properties given to the people who actually living in those properties or repaying the mortgage for. This would help to avoid costly and unnecessary disputes, stress, harassment, ensure that there is a full and complete transparency with charges. I have had these all and it really affected my health and life in general. It is extremely difficult to fight with a landlord ( and in my case it is a Housing Association who is also a leaseholder itself - I have underlease and I am a shared ownership "owner", well, tenant the correct word).

My HA not only does not manage the block properly which brings the value of the properties to a lower level or make them unsellable ( my neighbours have been unable to sell their flat and I believe that it is because of the poor condition of the communal areas of the block.) , they are also constantly overcharging for the services which they do not even provide. And it is literally impossible to get them do anything right. Their accounts - in a
total mess, so are our communal areas. Thousands and thousands are charged for the service charges for no services. And my block is only 11 year old!

## Question 95:

(1) 1 , I was given a copy of my lease only after I secured a mortgage. The property was purchase on off-plan basis.

The terms of the lease were changed after I completed the purchase and I realised about the change only 10 years later when started considering going to a Tribunal to dispute the charges with my landlord. ( shocking I know.)
4. in my case the responsibilities for the repairs and maintenance are discussed only in a Headlease ( a lease between my landlord and a Freeholder). In my lease there is only a reference made to that lease that I have to pay the charges as per Headlease. I
was not provided with a copy of the Headlease at the time of purchase and when I requested a copy of he Headlease from my Landlord - they simply refused to provide it.

Since I moved into this property I have been questioning the charges my landlord passed on me as " 3rd party management fee" and was requesting the information what that charge covered. I was constantly fobbed off and ignored by my landlord and they never provided that information starting only that " this is what the 3rd party management company - Freeholder's management company charges" and I have to pay it.

After 9 years the 3rd party management co charge went up by more than £100a months ( all of a sudden) and my landlord without thinking started passing those costs on the shared owners of my block, started sending us letters threatening with legal actions, etc.

I personally started emailing and questioning the charges even more with my landlord and it only a year ago (in 2018 and I purchased the flat in 2007) my landlord realised that all those years the 3rd party management company was overcharging for service charges.

Now, my landlord in dispute with 3rd party management company ( who is currently run by Residents Management Company).

In spite of the fact that they are in dispute with 3rd party management company they (HA) periodically sent threatening letters to the leaseholders of my block and request for payments of all outstanding amounts. They also told us that if the 3rd party management company does not agree to repay all overpaid money back - it will be us, the shared owners and the leaseholders of my block who would have to pay for everything.

It also came to light that the HA was incorrectly splitting the costs between the flats of my block. As per the lease the service charges should be split on the basis of flat size, but they did it all those years - just an equal split. In my block we have 34 social housing flats and only 18 shared ownership/leasehold. HA simply made us, the leaseholders to subsidise the social rent tenants.

It is a very brief explanation of our situation, but I hope that it gives a picture what we are going through. If you have any questions, I would happy to share more info and evidences of everything said above.
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## Question 96:

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## 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 should have been building and selling properties not creating income streams. It should be against the law. Similarly with freeholders profiteering and preying on vulnerable leaseholders. It is against the law. Commonhold should be mandatory. No more income streams and circumnavigating loopholes in legislation please.

## Question 106:

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## Question 107:

## Any further comments

I wish to abolish leasehold and make commonhold mandatory. It would be revolutionary to free the slaves.

Leasehold is unnecessary and the problems associated with it has caused so much distress and loss of lives. Make commonhold mandatory and abolish leasehold. Leasehold only sets consumers up to fail with freeholders to gain.

Name: Keith Richardson

## Name of organisation:

## Question 1:

## Yes

Comment:

## Question 2:

## Yes

Comment: Some people will not understand the proposals. And in fact there seems to be a kind of wilful burying of heads in the sand by a minority of people as to their true status as tenants. They just don't get it. If a maority of leaseholders want to convert the result will only be to the advantage of the dissenters or disinterested so they will gain despite themselves. The will not lose anything.

## Question 3:

## Yes

Comment:

## Question 4:

(1) Yes

Comment: But I cannot see the point of keeping part leasehold unless the dissenters are not actually householders in which case they will have some other hidden interest.
(2) Other

Comment: I think all the building should be Commonhold unless dissenters have some rational reason for staying leaseholders.
(3) Yes

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## Question 5:

(1) Yes

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## Question 56:

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## Question 57:

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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 101:

## Question 102:

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## Question 106:

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## Question 107:

## Any further comments

I am in a leasehold house not a flat so have no real experience of the issues of flat life.

I have lived in Italy and in a condominium and never heard of any problems. Typically heating was only on at certain times so limited and people had to pay for individual extra heating in the Winter. There was a concierge and a cleaner for communal spaces and rules on noise after 10pm.

I see no reason why England should be one of the few countries to keep an outdated Leasehold system that only works in the interest of the freeholder - especially as the leaseholder(s) never gets the opportunity to buy the freehold of the building or their flat at the cheap price originally paid by a 3rd party.

Name: Ken Moore

## Name of organisation: None

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: Some units may still be in the possession of the freeholder, particularly where these are commercial/retail units, Such ownership could be used to block the move to commonhold

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

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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

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

Comment:
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## Question 6:

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## 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) Not Answered

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## Question 14:

Yes
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## Question 15:

## Question 16:

(1) No
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(1) Yes

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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 93:

## Question 94:

Commonholders have a more direct impact on the management of common parts, an not prone to the rip-off tactics used by freeholders and their management companies

## Question 95:

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## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

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## Question 106:

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## Any further comments

Given the current greed of some freeholders in relation to the clauses and conditions put into leases to exploit leaseholders and to treat them as a money pit, leasehold has to be abolished as it has been in Scotland.

It is also important that Commonhold associations have access to insurance which provides adequate cover for problems like those that affected Grenfell.

Name: Louise O'Riordan
Name of organisation: $\mathrm{N} / \mathrm{a}$

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## 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 am not a lawyer and this consultation requires well thought out and legal knowledge backed responses - it's a shame that the government cannot simplify the consultation process for thosenit affects the most - the end users. I have had nothing but misery and mental health issues since being tricked into buying a Leasehold house. I would like Leasehold to be abolished in its entirety and that, where it is a necessity, commonhold replaces it. Houses should not be Leasehold, Fleecehold or have service charges. I wanted to end my life over the issues we have had. That is not on.

## Name: Brenda Fearns

Name of organisation: Private individual

## Question 1:

No
Comment: I am worried that freeholders would not consent unless there was something in it for them. They may deny the agreement unless they are incentivised to do it either by law or monetary. I do not trust them to voluntarily agree to commonhold. I have deeply held belief based on my experience of buying houses from them and being lied to.

Also may developments house mixed use schemes such as the one my son is buying. There are shops below the apartments. It should be possible to do away with the $25 \%$ rule to enable leaseholders to take advantage of a new system.

## Question 2:

Yes
Comment: Sometimes it is difficult to get hold of the leaseholders, they may be absent for example.

## Question 3:

Yes
Comment: But this should not hold the process back for those who want to participate in a collective enfranchisement claim. I agree that others can convert later if they desire

## Question 4:

(1) No

Comment: what if a leaseholder holds more than $50 \%$ of the properties. Seems too high a ratio
(2) Yes

Comment: I stated this above.
(3) Yes

Comment: commonhold is a good thing for all concerned
(4) not sure what this means
(5) Yes

Comment: not sure
(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: puts all on a better footing.

## Question 5:

(1) Other

Comment: not sure. $80 \%$ seems a high proportion
(2) No

Comment: I do not like the idea of freeholders continuing to have power over individuals.
Yes
(3 \& 4) I think that this is a sensible option.
(5) not sure.
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment: not sure but this option seems fair. Had I picked (a) then the non-consenting person could wait for inflation to take away the expense of purchase.
(7) I dont know what this means.

## Question 6:

Comment: not sure

## Question 7:

## Yes

Comment: sounds necessary that there should be some arbitary authority to protect the interests of non-consenting leaseholders

## Question 8:

## Yes

Comment: chosen this so that their property interst is protected.

## Question 9:

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

Comment: As I read maybe any cost involved could be clawed back when the propetrty is sold.

## Question 10:

(1) Other (see below)
(2) not sure
(3) ?

## Question 11:

Other
Comment: ? At the moment the enfraanchisement process is expensive and people such as me have been tricked into buying a leasehold home. I asked to buy the freehold and was refused saying I could buy it when the estate was finished. Prior to this time, the developer sold the freehold to an investor. I do not want to have to pay large sums of money in enfranchisement when the commonhold system seems a fairer model I want a system that restores my position to what it would had been had I been allowed to purchase the freehold at point of sale. As soon as you mention enfranchisement my blood runs cold.

## Question 12:

(1) Yes

Comment: good idea. Current systems are frustrated by freeholders and developers.
(2) Other

Comment:?

## Question 13:

(1) Yes

Comment: commonhold is good
(2) Yes

Comment: please keep the cost to a minimum. You say obtain a deed of substituted security and I think theres an income generation scheme.

## Question 14:

## Yes

Comment: take away any control the freeholder has and the management organisation. Put the authority for spending in the hands of he people who own the commonhold.

## Question 15:

? I defer to the NLC and Leasehold Law for their thoughts on this subject.

## 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

[^62]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 sure

## Question 94:

The new commonhold system gives the leaseholder ownership of their property. It also gives auththority to the homeowner to make changes to their property without the necessity of considering money making covenants and permission fees imposed in leases. It would standardise systems to make the whole thing ethical. It would positively impact on service charge fees by doing away with them and allow the collective the have a greater degree of control over expenses. It would also do away with the threat of forfeiture of the property. It is very worrying when you think you own a property to find out you are just a tenant. I spent a lot of money buying an interest in the property when I thought I was buying it all.

## Question 95:

(1) A percentage of the actual cost that is proportionate to their stake. Maybe all stakes are even.
(2) variation of the stake held may be a good idea but it seem a complicated process to work out what percentage would be appropriate to each property.
(3) not sure

## Question 96:

I asked to buy our freehold at point of sale. This was refused despite the fact that other purchasers had been allowed to purchase it. I think this point indicates that all buyers were treated differently Another example is that some buyers pay a ground rent of £250 and our is $£ 295$. There is no difference in the size of the property. Also ours is a doubling ground rent but next door is RPI. Inconsistent leases. Thecommonhold community statement would be a good idea.

## Question 97:

(1 \& 2) NO
(3) not sure

## Question 98:

Management companies do not listen to us and exploit us. There only interest is to make money out of us. The collective would give access to the management group and I would be happier with a system such as this because I would have a greater say in what happens

## Question 99:

not sure. But it is unfair for the leaseholders to have to pay the expenses of freeholders.

## Question 100:

not sure

## Question 101:

not sure

## Question 102:

The Leasehold system is defunct. Buyers and tenants now realise the effect of the leasehold system on their investments and mental health. I assume that there would be greater confidence in a commonhold system because people purchase a house to own it, not to be a tenant. It is my investment and it is unfair that other people should make money from my investment.

## Question 103:

roads systematically used by large numbers of members of the public not associated with the estate. The roads I am thinking of run towards major public transport systems.

## Question 104:

not sure what this means.

## 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: Turkey do not vote for Christmas. Developers will not change their money making systems unless there is no alternative but to do so. Leasehold should be abolished as soon as possible.

## Question 106:

(1) Developers not offering it.

Abolish leasehold
(2) Abolish leasehold

## Question 107:

good luck with changing the system.

## Any further comments

I want leasehold abolished. I was mis-sold a leasehold property because I asked to buy the freehold at point of sale, this was refused and I was told that I could buy it when the development was finished. Prior to this date, within months of the advise I was given the developer sold on the freehold to an investor. I was not informed about this and I was not given the opportunity to buy it despite the developer knowing of my interest in the purchase. As a result the freehold cost was significantly increased by this act and the cost of me purchasing the freehold now has rocketed from £4k to £36k.

When I walked into the salesroom I intended to buy a house. I had no idea that what subsequently happened meant that I was a tenant under the control of the freeholder who asks for permission fees for me to make lawful changes my home. I have constant worry about the level of fees that are going to be charged and I think about forfeiture of my property.

The emergence of commonhold would go a long way to restoring my position and granting me the freehold that I should have been allowed to purchase at point of sale. A few people where allowed to purchase it. This further illustrates the injustice of the system at the moment.

The other way I am taken advantage of at the moment is the estate management system installed by the developer. This is a money making machine that does not care about the level of cost and the quality of work provided. The estate management company RMG do the minimum work for the highest cost. There is even work that needed to be carried out (from before the estate was finished) that remains unfinished.

Finally, if commonhold is introduced it will given greater confidence to the general public who are already very wary about buying a leasehold property. Neighbours have been trying to sell their homes but they cannot because of the leasehold label and because of fear about service charge fees.

## Name: Hannah Yates

## Name of organisation:

## Question 1:

Other
Comment: I don't agree that freeholders need protecting! They made an investment and have probably already profited massively from that investment. Not all investments are successful and so just like the PPI scandal, freeholders should be compensating the surfs that they have used as cash cows for their own gains. The people who need compensating are the leaseholders who were mis-sold home ownership.

As for criteria for qualifying for collective enfranchisement, what happened in Scotland when leasehold was abolished?

The new managing agent can be agreed by democratic process by the property 'owners' collectively. Again, how does this happen in the rest of the world where leasehold does not exist?

Commonhold should be available for every leasehold property, including those in mixed use premises.

## Question 2:

Yes
Comment: Where leaseholders may not respond to requests for consent within a certain amount of time, due to living abroad or simply do not know what it means (yet) then the conversion should happen for those who do consent. Why would anyone refuse unless they are a freeholder themselves? This should be made law. Leasehold abolished!

## Question 3:

Other
Comment: I do not understand who would not be eligible. Leasehold should be abolished. What happened in Scotland?

## Question 4:

(1) Yes

Comment: I do not know anyone who even slightly understands leasehold would want to remain a leaseholder! Who would not consent other than the freeholder?
(2) Other

Comment: If the building was converted to commonhold, this would not be an issue. A mix of leasehold and Commonhold within a block or estate would cause pandemonium when it comes to maintenance. Just abolish leasehold!
(3) Yes

Comment: No leaseholder should need to extend their lease. They have bought the property. Commonhold to end leasehold.
(4) Leasehold should just automatically convert to freehold without consent or the requirement to purchase anything. The property has already been purchased.
(5) Yes

Comment: Until Commonhold has replaced leasehold completely, all leases should be automatically extended to 999 years with a peppercorn ground rent at no extra cost to leaseholders. This is a temporary solution until Commonhold becomes statutory.

Enough of the exploitation of leasehold.
(6) (e) by any other means.

Comment: Government funding should be available to leaseholders to buy the freehold or convert all leaseholds to Commonhold automatically. Or Freeholders must be forced to give the land to those who rightfully own it. Many leaseholders will not be able to afford to pay due to being extorted for so many years or because they are mortgaged up to their eyeballs to get on the property ladder.

End the exploitation - not more rip off charges for leaseholders!

## Question 5:

(1) Yes

Comment: Convert all leasehold to Commonhold by law. End the exploitation.
(2) Other

Comment: I do not understand who would not qualify.
Other
(3 \& 4) The Commonhold should be shared according between properties on the land. In the case of flats, each flat would then own a proportion of the freehold. How is this done in Scotland or abroad?
(6) Not Answered

Comment: Do not rip leaseholders off more! Put our ground rent towards any costs!
(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: There should be minimal costs to leaseholders for the conversion of leasehold to freehold.

## Question 7:

Other
Comment: Convert all leasehold properties to Commonhold - sharing the land proportionally between them. No consent or First-Tier tribunal required.

## Question 8:

## Yes

Comment: Convert all leaseholds to Commonhold no matter the length remaining on the lease.

## Question 9:

Other
Comment: No ground rent on Commonhold. Just pay for for the maintenance that is required and agreed.

## Question 10:

(1) Other (see below)
(2) Abolish leasehold. All leasehold property to convert to Commonhold. How did this happen in Scotland?
(3)

## Question 11:

No
Comment: Change the law - abolish leasehold!

## Question 12:

(1) Yes

Comment: To avoid delays made by freeholders to hold up proceedings.
(2) Other

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

Convert all leasehold into Commonhold. Leaseholders are given the proportion of the land that is set in the lease, and the lease can be a guide towards the contract that the property owner needs to abide by. Onerous clauses can be removed as agreed by newly formed common holders association.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

## Comment:

(3) No experienced of mixed use, more complex developments but it should be fair for all.

## Question 18:

(1) Other

Comment: Advise given
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Other

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:

Yes

## Comment:

## Question 29:

All maintenance completed and money transferred to new management if old management company will not continue. This must be regulated.

## Question 30:

To avoid corruption, there should be laws to provide statements and to file accounts on developments over a certain size. This needs to be simple to do.

## Question 31:

(1)
(2)

## Question 32:

(1) Other

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) No

Comment: If you own a property, you should be allowed to let it out but rules should be abided by tenants as common holders for communal living.
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Fees should only be for services required in Commonhold estates.

## 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) Not Answered

Comment:
Question 44:
(1) This doesn't sound great!
(2)

Question 45:
(1)
(2)

## 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) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Other

Comment:
(5) Other

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) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Other

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) Not Answered

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Yes

## Comment:

(2)
(3) Should not be based on internal dimensions of flat - this is sometimes an unfair way of calculation. Number of windows and outside drains etc that need maintenance should be a deciding factor. (Speaking from experience, I may more than my neighbour who has identical windows but is being charged less as her inside space is smaller.
(4) Number of windows, balconies, doors and things that are likely to need maintenance. External measurements?

## 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

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## Question 87:

(1) Not Answered

## 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:

I have been exploited and will continue to be exploited as a leaseholder unless something drastic happens soon.

I have been prisoner in my own home, unable to sell due to the extortionate fees charged by ( $£ 50,000$ since buying in 2001!) and my property is decreasing in value due to lack of maintenance and the fact the lease is getting close to 90 years. (I was told there was over 100 years left on the lease so I would never need to worry about this when I bought.) But, my property will not be mortgageable unless I extend the lease, but I cannot afford to do this and why should I? I am paying my mortgage. Well, the interest on it as the fees are so high that I cannot afford to pay my mortgage off! If I had bought a freehold of about the same value in 2001, I would likely have paid my mortgage off by now. I want to be brought back into the property ladder at the value my property should be at after this number of years.

Leasehold is restricting my life, has made me ill with stress and has effected my ability to do my job properly.

I've given up so much time to trying to get maintenance on the estate by the management company $\square$ but then finding that they botch everything they do!

They over charge for work. I had a roof leak for 7 years that they finally repaired but charged $£ 45,000$ for a $£ 3000$ job.

Ground rent goes towards nothing that benefits my property or estate. The freeholder takes a large commission on insurance that never pays out. The excess is very high so not worth claiming on. No choice in our insurance and its $4 x$ the average home insurance cost.

My life is on hold and leasehold is making me ill. Abolish!

## Question 94:

Fair home ownership with no time limit!

## Question 95:

(1)
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## Question 96:

## Question 97:

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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:

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## Question 107:

## Any further comments

The leasehold system is a scam and needs to be abolished.
Commonhold gives us an environment where there is no fundamental conflict between the person paying the bill and the person who owns the site. At the moment, third party freeholders are involved in this market because they are looking to make a profit out of other people's homes.

My life is on hold due to leasehold. I cannot sell my property due to the extortionate management company charges and the botched maintenance they have done around the site and to my property $\square$ and ground rent that more than doubled in 2013. A big chunk of the cost is insurance that doesn't pay out. (The freeholder gets a nice commission from this though.)

My window frames are rotten, but despite paying over $£ 50,000$ to over the 17 years l've lived here, there is not enough money in reserves to fix or replace my windows!

I'm literally ill with the stress it has caused me from the extortionate charges and lack of maintenance to my property. It has had a serious effect on my mental health and family life.

My property is loosing value and I face having to renew the lease even though I am paying a mortgage on the property! How is this fair? I shouldn't need to buy my flat again.

Please don't create a 2 tier property system where you fix new properties first leaving us in old leaseholds still subject to the abuse and not being able to sell.

Abolish Leasehold completely and bring us into the 21st century.
and investigate $\square$ for fraud.

Name: Wasse Efimba
Name of organisation: Not applicable

## Question 1:

No
Comment: Please simply abolish this form if slavery and legalised theft! The freeholders should compensate leaseholders

## Question 2:

## Yes

Comment: It is impossible to know other leaseholders or find them or agree with them. If any human being wants to be a slave to another, that their choice but it should be against the law.

## Question 3:

## Yes

Comment: Abolish all forms of leasehold. You can't improve a fundamentally abusive and corrupt system

## Question 4:

(1) Yes

Comment: Abolish all forms of leasehold ownership
(2) Yes

Comment: Abolish all forms of leasehold ownership
(3) Yes

Comment: Abolish all forms of leasehold ownership
(4) Abolish all forms of leasehold ownership
(5) Yes

Comment: Abolish all forms of leasehold ownership
(6)

Comment: Abolish all forms of leasehold ownership

## Question 5:

(1) Other

Comment: Abolish all forms of leasehold ownership
(2) Other

Comment: Abolish all forms of leasehold ownership
Not Answered
(3 \& 4) Abolish all forms of leasehold ownership
(5) Abolish all forms of leasehold ownership
(6) Not Answered

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## Question 6:

Comment:

## Question 7:

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## Question 10:

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## Question 11:

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## Question 87:

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## Question 92:

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## Question 93:

Abolish all forms of leasehold ownership

## Question 94:

It should get rid of the slave masters called freeholders.

Abolish all forms of leasehold ownership

## Question 95:

(1) It is a horrendous chore!

Abolish all forms of leasehold ownership
(2) No

Abolish all forms of leasehold ownership
(3) It should be like any normal transaction

## Question 96:

The cost is always on the lesee

## Question 97:

(1 \& 2) The whole system favours only the freeholder. It is grand theft when another human being has total control of one.

Abolish all forms of leasehold ownership
(3) Abolish all forms of leasehold ownership

## Question 98:

It is all borne by the leaseholder!

## Question 99:

It's all borne by the leaseholders. The freeholders has nothing to loose

Abolish all forms of leasehold ownership

## Question 100:

The tribunals are a waste of time, money and energy for the leaseholders!

Abolish all forms of leasehold ownership

## Question 101:

Abolish all forms of leasehold ownership

## Question 102:

Abolish all forms of leasehold ownership

## Question 103:

Abolish all forms of leasehold ownership

## Question 104:

Abolish all forms of leasehold ownership

## 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.

## Question 106:

(1) The greed of the legal team, freeholders and those who have shared on various companies
(2) Abolish all forms of leasehold ownership

## Question 107:

It should be the same

## Any further comments

Leasehold is a form of ownership that is based on abuse, greed and theft and must be abolished in the name of justice and peace for all.

I never envisaged that I will be enslaved through a piece of brick and mortar when I bought my flat in September 2004. First of all the legal team did not tell me what leasehold was all about because, I would never have bought any leasehold property!

As soon as I moved into my flat the standards deteriorated within weeks! It was difficult to get the management company who started increasing their fee immediately and coming up with spurious reasons to take additional fees. The flat itself was poorly built and the grounds were not protected. We were paying a landlord for ground rent who does nothing for me and does not care about the property. The freeholder's management company have been place there in perpetuity. We have a lease that was drawn up by the freeholders for the freeholders by wicked, corrupt, hateful individuals whose sole aim is to enslave their fellow human beings for their own gain.

Freehold has been a nightmare in my life. I would not wish such nonsense on anyone. The system is rotten, archaic, immoral, unjust and corrupt.

You can't reform slavery, it must be abolished and it will!

## Name: Malgorzata Wroblewska

Name of organisation: No organisation

## Question 1:

Other
Comment: Everybody who owns leasehold should be able to buy the freehold irrelevant if others qualify or not.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) No views
(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) (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:

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

Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

No
Comment: Freeholders do whatever the want. Very often they do not reply to any emails or asks with regards to any consent.

## Question 12:

(1) Not Answered

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:

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## Question 57:

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## Question 58:

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## Question 59:

(1) Yes

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## Question 60:

(1) Yes

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## Question 61:

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## Question 87:

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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: Rita Birch

Name of organisation: Not applicable - member of the public

## Question 1:

No
Comment: Leasehold is often used to abuse people in residential units that they believe is their home, it has to be abolished wherever possible and commonhold used instead.

By introducing strict qualifying criteria it will prevent people from moving to the fairer commonhold system.

The proposal to keep the $25 \%$ rule on non-residential premises is WRONG. You are excluding many, many leaseholders from being able to move on to a better system and revive their property values. Mixed-use schemes are common in the city centres. These people's property values will be TRASHED if you say we are going to move to commonhold, but give them no means of getting out of their situations (either through Enfranchisement or commonhold conversion). It's unreasonable to expect them wait for further changes much later down the line.

We need to shift the balance of power back to the people IN the homes that we are talking about.

## Question 2:

## Yes

Comment: It is well documented that leasehold has been used to fleece people living in residential units. People should not have to fight / beg / go to tribunal in order to get a fair deal. By changing leasehold wherever possible to commonhold, we give people the right to have a say over their own home.

Reform is long overdue and we know that self regulation will not work. Leasehold has to be abolished wherever possible.

## Question 3:

Other
Comment: I don't feel qualified to answer a lot of questions in this consultation. I fully support LKP (Leasehold Knowledge Partnership) and I am a member of the NLC (National

Leasehold Campaign) and ask that their responses be used for any questions that I have not answered.

## 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:

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:
(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:

## 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) 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

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) Yes

## Comment: QUESTION 54

LEFT US WITH A FIVE YEAR CONTRACT WITH RMG AS OUR MANAGING
AGENT. THAT IS ABSOLUTELY RIDICULOUS - WHO HAS A CONTRACT THAT LONG?

THIS CONTRACT WAS SIGNED THE YEAR BEFORE I MOVED IN - WHY DIDNT MAKE ME AWARE OF THIS? I KNOW THE ANSWER AND THIS
DEMONSTRATES EXACTLY WHY DEVELOPERS CANNOT BE TRUSTED TO SELF REGULATE!
(2) Not Answered

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

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:

[^66](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

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:

A commonhold structure would be a very welcome improvement on leasehold. Leasehold is not used anywhere else in the world and is not required, ground rent is a payment of money for no service. It is really important that leasehold is abolished rather than tweaked. Stop developers creating leasehold with wealth eroding investment vehicles in ordinary families' homes. People who want to buy a home should be able to do so as an owner and not as a tenant with a landlord. Commonhold needs to become mandatory for new build. After that, the conversion to commonhold of existing stock becomes a pressing issue. Existing leaseholds MUST be able to convert to commonhold without huge financial impact. Once this legally enforceable income stream, leasehold for no designated service, is removed, the case against commonhold falls apart and England and Wales join the rest of the world.

## Question 94:

A commonhold structure would be a very welcome improvement on leasehold. People will actually own and control their own home and housing will improve as owners feel responsible for their own property and its residual value. Leasehold abuse will stop and people like me will be able to sleep at night without fear of losing their home.

## 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 believe that developers will fight any proposals made to abolish leasehold because it will end their additional income stream. I think we have seen a lot of evidence that builders are making millions of pounds in profit because they have been paying themselves some absolutely obscene bonuses. Profits in new homes have tripled and in addition developers wait 2 years and then make a further additional income by selling the freehold to a third party. Builders are now selling false freehold (fleecehold) to people and making more money and this really needs to be stopped. If commonhold was introduced then people have an alternative to leasehold that allows them to have control over the property they are living in.

In short - leasehold has to be banned and commonhold mandated because developers ABSOLUTELY will not self regulate or take steps to make things fairer. They will just find another loophole to exploit people.

## Question 106:

(1) 1 - SEE QUESTION 3

2 - It should be mandated and leasehold should be abolished
(2)

## Question 107:

## Any further comments

I would love someone to tell me why I have bought a house for $£ 400 \mathrm{k}$ yet I have found that I have no control over it because it is leasehold. I am really going to struggle to buy a true freehold because do not sell true freehold so I have to go through enfranchisement. This is a very long and lengthy process and will be very expensive. I have no alternatives at the minute and the introduction of commonhold offers me a viable alternative to buying freehold. All I want is to have a say in my own home and right now - I don't. Please help - and not by reform, by banning leasehold. Thanks to the varying levels of abuse seen in this country, I think that leasehold is a dirty word. If the rest of the world can manage without it, then we can!

## Name: Amalia Liliana Castle

## Name of organisation:

## Question 1:

Other
Comment: These 2 options don't consider the situation of those like us who don't qualify to collective enfranchisement because we don't meet the criteria: We are leaseholders in a building with 10 flats from which 4 flats are leasehold (we are one of them) and the freeholder owns the remaining 6 flats.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: What are the options then for those who don't qualify to collective enfranchisement because they don't meet the criteria?

## Question 4:

(1) No

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) 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)

## Question 11:

No

Comment:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

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: 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) Yes

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) Yes

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: 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:

## 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:

No, an exception is not needed
Comment:

## Question 69:

## Question 70:

No
Comment: Leasehold must be abolish as a type of tenure in all circumstances.

## 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:

Not Answered
Comment:

## Question 85:*

(1) Not Answered

Comment:
(2) Not Answered

[^67]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

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:

Commonhold will give us total ownership of the property, as well as allow us to decide as owners on what to spend and how much on maintenance and improvements of the property for instance. There won't be a loss of value in the property due to the reduction in the length of the lease. We will be able to shop around for better gas and electricity tariffs. And we won't to have to pay extortionate money to renew a piece of paper that states we can continue living in the property.

## 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

My husband and I have been to date leaseholders of a flat for 21 years. We welcome the Law Commission consultation and wholeheartedly support a change in the law towards Commonhold. We hope that ultimately Commonhold is mandatory, without exceptions and the leasehold system is abolished. Our experience is one that we share with many other leaseholders: we find ourselves with a lease below 80 years and it order to increase the length of the lease, this will cost us thousands of pounds to renew that we can't afford. The flat due to the short lease has lost value and it is currently unsalable. We are paying a mortgage and clearly we will never own the property outright, only for a limited -time. We are just tenants not owners. We are also trapped in a situation where we can't go for enfranchisement because in our building of 10 flats the freeholder owns 6 flats and there are only 4 on leasehold tenure. This situation will see us effectively enslaved into leasehold for ever.

Our situation in relation to service charges, in particular insurance cost and ground rent is equally afflicting. These charges are presented with very little details and we are made to feel in the wrong if we ask for details or challenge any figures. No hope in taking the freeholder to FTT, we couldn't afford it!

With Commonhold there is no forfeiture, it works democratically and we, as owners, will have a say on every penny that is spent on the building.

Finally and from the perspective of someone who has lived most of her life in a country with commonhold as tenure, Commonhold works for all property types (flats, mixed use, estates, etc) and all types of residents. There is simply no excuse to keep leasehold other than a freeholder selfishly trying to keep "ownership" and "control". Very patronising indeed.

We thank you for the opportunity to put our views on this Consultation.

Name: Charlotte Neville

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: It may not be possible to get engagement from all leaseholders.

## Question 3:

Other
Comment: It depends on the criteria, but eligibility criteria seem potentially complicated and unnecessary.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) They should be encouraged to
(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)
(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:

## 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) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 48:

(1)
(2) Yes

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: The obligation to pay ground rent can be intimidating and difficult to meet at times. It feels exploitative and unnecessary.

Even a lease of 100 years is not that "long term" if one is considering making this a home for life and passing on to children, or selling later in life. A lack of certainty over lease renewal is unsettling and, again, seems unnecessary.

It feels like renting rather than being settled in your own home.

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

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

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:

No
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Yes

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:

(1) Not Answered

[^68]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

Service charges are a related issue that can seem highly exploitative.

Charges are often high and there is a lack of transparency about where the money goes or whether the service received represents value for money. I think there should be a mandatory breakdown of income and expenses each year provided to all households each year, and perhaps also a register of management companies.

It seems especially unfair to be paying service charges on top of council tax simply because a road has not been adopted by the council. Also, green spaces subsidised by residents are still open to the public, as with any green space, and there seems to be no reason why these shouldn't be funded the same as other parks.

In my area it seems especially unfair that people in "affordable" homes have to pay these charges which do not apply to other, wealthier households in traditional areas. We also pay more council tax than people living in Victorian houses which are now worth much more than ours.

## Name: Fiona Biglin

## Name of organisation:

## Question 1:

No
Comment: individual leaseholders should be able to convert to common hold after a period of time

## Question 2:

Yes
Comment: individual leaseholders should be able to convert to common hold.

## Question 3:

No
Comment:

## Question 4:

(1) No

Comment: individuals should be able to
(2) Not Answered

Comment:
(3) Yes

Comment:
(4) individuals should be able to convert
(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:

(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:

No
Comment: individuals should be able to convert

## 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:

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:
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:

## 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) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

No
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:

No, an exception is not 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:

[^69]
## 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: Katie Kendrick

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) No

Comment:
(2) No

Comment:
(3) No

Comment:
(4)
(5) No

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:

Yes
Comment: However it's important to scrap the current 25\% rule for enfranchisement for mixed blocks otherwise those in mixed used blocks will be further disadvantaged and unable to move over to a fairer system of Commonhold. They are currently excluded from collective enfranchisement and they would also be excluded from Commonhold. This is unfair. There are so many mixed used commercial and residential blocks being built.

## Question 12:

(1) Yes

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

Comment: Leaseholders should be able to withdraw their individual consent and become non-consenting leaseholders. In practice, this will happen in a very small number of
cases and is most likely to happen because of a change in financial circumstances. The likelihood of this resulting in the threshold for conversion falling below the
requirement is extremely low and in our view should not result in the conversion stopping. We support Option 2, and under that option any leaseholder that
changes their mind, becomes a non-consenting leaseholder with a charge on the property. If more thought was put into how to financially support leaseholders to
become commonholders (e.g. some affordable financing with regular payment options) then we see very few reasons as to why a leaseholder would want to
withdraw consent

## 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) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

## Collateral

Comment: I agree that collateral delegation provides better oversight and control and will encourage good practice in the sector. A good framework will ensure common
hold is a robust form of tenure and ensure compliance with the CCS

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) No

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:

Only to benefit consumer protection

## Question 28:

Yes
Comment: The current leasehold and fleecehold scandals prove that developers cannot be trusted to behave morally or ethically and will exploit consumers if that generates
higher profits. Thus, they must be forced to do what is right and sensible steps to ensure consumer protection must be implemented.

## Question 29:

None
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) 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)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Not Answered

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) 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) 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

[^70](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) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

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

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

## Question 94:

There is so many advantages of Commonhold over Leasehold. Commonhold gives the control back to the people who would "Own" their properties. There wouldn't be any 3rd party interest which would mean there will be no opportunity or requirement to monetise the system. Commonhold will help communities have a greater sense of community. They can manage their communities in a more cost effective way. There will not be a big grey cloud hanging over their communities, that there currently is now. It would be more open and transparent with all residents equal. There would be no Power struggles that
their is now with rich freeholders. There is no adversarial relationship between freeholder and leaseholder. There will be no risk of forfeiture, the risk of loosing "everything" that you have with leasehold. And this won't be able to be used to bully people into paying for services they don't need. Given a choice, I think any informed consumer would choose to buy a commonhold property over a leasehold property.

Leasehold is a draconian abusive unfair system and this is the best opportunity we have had in decades to ensure it works

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

Forfeiture should not exsist. It's unfair.

## 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: It's really important that Commonhold is mandatory. The introduction of Commonhold never "took off" last time because whilst there is leasehold and an alternative system that will generate money and create an asset class developers and freeholders are never going to "do the right thing". Developers can not be trusted to self regulate and they
have no moral compass. That has been proven with all the millions that are currently trapped in the Leasehold Scandal. They have been given the chance to use commonhold before in the past and they chose not to. They chose to let Commonhold Fail. They are so fixed in their ways, with their massive profits that Commonhold is not as profitable for them as that 2nd income stream won't be there.

Leasehold needs to go and the brilliant work the law commission is doing in reinvigorating Commonhold will only be a success if it's mandatory. If it's mandatory lenders will produce more Commonhold products and this will in part make the new system a success.

Developers and those in the sector are very fixed in their ways. The excuse of "it's always been done that that" isn't what proven as best practice and therefore practice needs to be changed and mandated to change practice to benefit the consumers NOT the developers / freeholders.

## Question 106:

(2)

## Question 107:

No they should be the same in Wales and England

## Any further comments

Many thanks to the Law Commission team for carrying out this extensive and through piece of work. I am not legally trained and therefore have struggled to answer many of the technical questions but do hope my answers have helped.

I really really wish the Commonhold was an option for leaseholder at the time they purchased. I do believe many would of chosen Commonhold over Leasehold and thus wouldn't be in the situation so many are in now. This is a real opportunity to change things for the better. Leasehold is a feudal outdated and abusive system thats been around far to long and doesn't have a place in the 21st century. Best Practice changes, and hopefully with the law commissions work Commonhold will become "best practice" throughout the industry.

It will be a big shift for the sector to accept but Commonhold is so much fairer. Leasehold is a life sentence for people and Commonhold is new hope and true ownership, which is something we currently don't have.

Please don't give developers a choice, Commonhold MUST become Mandatory if you want it to be a success. Make them build and sell only as Commonhold without exemption, they will have to adopt it then. Leaseholder have had enough of funding 3rd
party investors who have "invested in our properties for the long term" and will not give up that lucrative income stream without a fight. Leaseholder's haven't got the kind of money needed to fight the current leasehold system which is why Commonhold would be like a breath of fresh air for many.

I hope Commonhold is the Sunset Clause on Leasehold.

Name: Natalie Fisher

## 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

[^71]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

Until recent events my husband and I no idea what we had actually signed ourselves into.

In good faith we part exchanged our first home with Countryside properties. They told us part of the exchange we had to use their recommend solicitor in order to ensure the part exchange went through in a timely manner. The mention of the leasehold was minimal however they did say the whole development would be entitled to purchase the lease after

2 years at minimal cost and quoted around this would cost around $£ 3,000-£ 4,000$. The solicitor we had been told to use never talked us through the lease.

It was only when the sales of a number of neighbours houses had fallen through weals due to the lease. I contacted the managing agent whom to my horror told me it would be $£ 23,000$ to purchase the lease hold. I was shocked and upset to find this out. Nobody had talked me thought what double ground rent would involve.

My husband and I have tried to sell our property since finding out this information however the estate agent have informed us the potential buyers have declined based on the onerous lease.

I am sadden by the whole matter.
I would like to see leasehold either abolished or the opportunity to at least purchase the lease at a fairer price. The contract we are in was miss sold by the developer and the solicitor has massively let us down by not legally advising in the correct way.

My family has grown and therefore our grown this house. We feel trapped that we have no way out of this hell. We neee help from the government ASAP.

## Name: Stephanie Russell

## Name of organisation:

## Question 1:

No
Comment: I don't believe the freeholder should be allowed to say no without a legitimate reason for doing so - they won't want it to happen so we should make sure it is easy to convert. The qualifying criteria should not encourage developers to build developments which specifically DON'T meet the qualifying criteria in order to raise the price of a freehold. They will always find a way to make their investment yield more financially.

## Question 2:

## Yes

Comment: in large blocks with many buy to let it is hard to even reach a $50 \%$ target currently needed for enfranchisement of apartment blocks.

## Question 3:

Other
Comment: Not sure I understand who would not be an eligible to participate. it needs to be fair and not exclude those who can't afford it or who don't understand it.

## Question 4:

(1) Other

Comment: I don't understand what a long leaseholder is or what the question is asking.
(2) Yes

Comment:
(3) Other

Comment: not sure tbh I know what the pros and cons would be for the leaseholder
(4) I think this makes sense as long as the cost isn't prohibitive but why would they by the leasehold interest as well?
(5) Other

Comment: Not sure i understand the proposal - if someone does not qualify for common hold then the lease should be extended until such time as they do qualify. and any purchaser in the future should be able to buy into common hold a the point of sale.
(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: D) only if a future purchaser has the right to common hold on purchase

## Question 5:

(1) No

Comment: $80 \%$ will be too high in many developments with a large number of flats.
(2) Yes

Comment: As long as future owners have the right to common hold

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: I think!
(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: What would be the costs associated with this? Who would pay these? How long would it take? Needs to be simple and easy to do.

## Question 8:

Other

Comment: Why would they not convert to commonhold?

## Question 9:

Other
Comment: Not sure what the charges would be or what the alternative - i would be aligned with the NLC and LKP views

## Question 10:

(1) Option 1
(2) But only if future owners could join common hold easily in the future.
if not then other - $50 \%$ and non consenting are required. maybe with some low cost loan support - as this may be the only reason why they aren't consenting.
(3) I am aligned with the NLC and LKP views

## Question 11:

Other
Comment: On what grounds should the freeholder be allowed to refuse - the power should not be with the freeholder solely. if not other option then yes they should follow that process but the amount that they would have to pay should be set, fair and not prohibitive.

## Question 12:

(1) Yes

Comment:
(2) Other

Comment: It would depend on what grounds they are able to withdraw and whether this would impact the process being allowed to proceed. if it means that the group no longer meet the criteria then it should be allowed to continue under special circumstances with an exception. one person can't penalise the collective but circumstances change.

## Question 13:

(1) Yes

Comment: It makes sense for leaseholders who are in the middle of one process to convert to the new approach.
(2) Other

Comment: No idea what this is. I am aligned with the LKP and NLC view.

## Question 14:

Other
Comment: I think so - am aligned with the LKP and NLC.

## Question 15:

## Question 16:

(1) Yes
(2) I am aligned with the NLC and LKP views

## Question 17:

(1) Yes

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views

## Question 18:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views

## Question 19:

Not Answered
Comment: I am aligned with the NLC and LKP views

## Question 20:

Not Answered
Comment: I am aligned with the NLC and LKP views

## Question 21:

(1) Not Answered

Comment: I am aligned with the NLC and LKP views
(2) Not Answered

Comment: I am aligned with the NLC and LKP views
(3) Not Answered

Comment: I am aligned with the NLC and LKP views

## Question 22:

Not Answered
Comment:I am aligned with the NLC and LKP views

## Question 23:

Not Answered
Comment:I am aligned with the NLC and LKP views

## Question 24:

(1) Not Answered

Comment: I am aligned with the NLC and LKP views
(2) Not Answered

Comment:I am aligned with the NLC and LKP views
(3) Not Answered

Comment:I am aligned with the NLC and LKP views

## Question 25:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views

## Question 26:

(1) Other

Comment:I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views

## Question 27:

I am aligned with the NLC and LKP views

## Question 28:

Yes
Comment: I am aligned with the NLC and LKP views

## Question 29:

I am aligned with the NLC and LKP views

## Question 30:

I am aligned with the NLC and LKP views

## Question 31:

(1) I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views

## Question 32:

(1) Yes

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views

## Question 33:

(1) Other

Comment:I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views
(3) Other
(4) I am aligned with the NLC and LKP views

## Question 34:

(1) Yes

Comment: I am aligned with the NLC and LKP views
(2) Yes

Comment: I am aligned with the NLC and LKP views

## Question 35:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views

## Question 36:

(1) Other

Comment:I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views

## Question 37:

I am aligned with the NLC and LKP views

## Question 38:

(1) Other

Comment:I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views
(4) I am aligned with the NLC and LKP views

## Question 39:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Not Answered

Comment: I am aligned with the NLC and LKP views

## Question 40:

Other
Comment: I am aligned with the NLC and LKP views

## Question 41:

I am aligned with the NLC and LKP views

## Question 42:

Other
Comment: I am aligned with the NLC and LKP views

## Question 43:

(1) Yes

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) Other

Comment: I am aligned with the NLC and LKP views

## Question 44:

(1) I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views

## Question 45:

(1)
(2)

## Question 46:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment:I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views

## Question 47:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views

## Question 48:

(1) I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views

## Question 49:

Other
Comment: I am aligned with the NLC and LKP views

## Question 50:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) Other

Comment:I am aligned with the NLC and LKP views
(4) Other

Comment: I am aligned with the NLC and LKP views
(5) Other

Comment:I am aligned with the NLC and LKP views

## Question 51:

(1) Other
(2) I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views
(4) I am aligned with the NLC and LKP views

## Question 52:

(1) Other

Comment:I am aligned with the NLC and LKP views
(2) Not Answered

Comment: I am aligned with the NLC and LKP views
(3) Not Answered

Comment: I am aligned with the NLC and LKP views

## Question 53:

Not Answered
Comment:I am aligned with the NLC and LKP views

## Question 54:

(1) Yes

Comment: I am aligned with the NLC and LKP views
(2) Not Answered

Comment: I am aligned with the NLC and LKP views
(3) Other

Comment: I am aligned with the NLC and LKP views

## Question 55:

I am aligned with the NLC and LKP views

## Question 56:

(1) Other

Comment:I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views
(4) I am aligned with the NLC and LKP views

## Question 57:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Not Answered

Comment:
(3) Other

Comment: I am aligned with the NLC and LKP views
(4) Other

Comment: I am aligned with the NLC and LKP views

## Question 58:

(1) Yes

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) Other

Comment: I am aligned with the NLC and LKP views
(4) Other

Comment: I am aligned with the NLC and LKP views
(5) Other

Comment: I am aligned with the NLC and LKP views
(6) Other

Comment: I am aligned with the NLC and LKP views
(7) Not Answered

Comment:
(8) Other

Comment: I am aligned with the NLC and LKP views
(9) I am aligned with the NLC and LKP views
(10) Other

Comment: I am aligned with the NLC and LKP views

## Question 59:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Not Answered

Comment: I am aligned with the NLC and LKP views

## Question 60:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views
(4) I am aligned with the NLC and LKP views

## Question 61:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views
(3) Other

Comment:I am aligned with the NLC and LKP views
(4) Other

Comment: I am aligned with the NLC and LKP views
(5) I am aligned with the NLC and LKP views
(6) Not Answered

Comment: I am aligned with the NLC and LKP views

## Question 62:

I am aligned with the NLC and LKP views

## Question 63:

(1) No

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views

## Question 64:

Other
Comment: I am aligned with the NLC and LKP views

## Question 65:

Other
Comment:I am aligned with the NLC and LKP views

## Question 66:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) Other

Comment: I am aligned with the NLC and LKP views
(4) Other

Comment:I am aligned with the NLC and LKP views

## Question 67:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed
Comment: I am aligned with the NLC and LKP views

## Question 69:

I am aligned with the NLC and LKP views

## Question 70:

Other
Comment: I am aligned with the NLC and LKP views

## Question 71:

No
Comment: I am aligned with the NLC and LKP views

## Question 72:

I am aligned with the NLC and LKP views

## Question 73:

Other
Comment: I am aligned with the NLC and LKP views

## Question 74:

Other
Comment: I am aligned with the NLC and LKP views

## Question 75:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered
Comment:

## Question 77:

Other
Comment: I am aligned with the NLC and LKP views

## Question 78:

Other
Comment: I am aligned with the NLC and LKP views

## Question 79:

(1) Other
(2) I am aligned with the NLC and LKP views

## Question 80:

I am aligned with the NLC and LKP views

## Question 81:

I am aligned with the NLC and LKP views

## Question 82:

Other
Comment: I am aligned with the NLC and LKP views

## Question 83:

Not Answered
Comment: I am aligned with the NLC and LKP views

## Question 84:

Yes
Comment: I am aligned with the NLC and LKP views

## Question 85:*

(1) Yes

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views

## Question 86:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views
(3) Other

Comment:I am aligned with the NLC and LKP views

[^72](4) Other

Comment: I am aligned with the NLC and LKP views
(5) I am aligned with the NLC and LKP views
(6) Not Answered

Comment: I am aligned with the NLC and LKP views
(7) Other

Comment: I am aligned with the NLC and LKP views
(8) Other

Comment: I am aligned with the NLC and LKP views

## Question 87:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views
(4) I am aligned with the NLC and LKP views
(5) Other

Comment: I am aligned with the NLC and LKP views

## Question 88:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment: I am aligned with the NLC and LKP views
(3) Other

Comment: I am aligned with the NLC and LKP views

## Question 89:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views

## Question 90:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment:I am aligned with the NLC and LKP views
(3) Yes

Comment: I am aligned with the NLC and LKP views
(4) I am aligned with the NLC and LKP views

## Question 91:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) Other

Comment:I am aligned with the NLC and LKP views
(3) Other

Comment: I am aligned with the NLC and LKP views
(4) I am aligned with the NLC and LKP views
(5) I am aligned with the NLC and LKP views
(6) Other

Comment: I am aligned with the NLC and LKP views
(7) I am aligned with the NLC and LKP views

## Question 92:

(1) Other

Comment: I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views

## Question 93:

I am aligned with the NLC and LKP views
i imagine that it would mean that common hold units would be much more saleable as there would be mortgage products and demand.

## Question 94:

No freeholders to pay increasing ground rent to
Hopefully better processes to limit the forfeiture of properties for non payment as easily as it does now

Much greater control over expenditure
S20 process managed by those who have vested interests
Homes no longer seen as an asset by faceless institutional freeholders

## Question 95:

(1) I am aligned with the NLC and LKP views
(2) I am aligned with the NLC and LKP views
(3)

## Question 96:

I am aligned with the NLC and LKP views

## Question 97:

(1 \& 2) I am aligned with the NLC and LKP views
(3) I am aligned with the NLC and LKP views

## Question 98:

I am aligned with the NLC and LKP views

## Question 99:

I am aligned with the NLC and LKP views

## Question 100:

I am aligned with the NLC and LKP views

## Question 101:

I am aligned with the NLC and LKP views

## Question 102:

I am aligned with the NLC and LKP views

## Question 103:

Our carpark lease was sold without our knowledge and they were not obliged to offer it to us first. this has resulted in confusion and poor service as the building has a different managing agent to the car park when there are areas such as lift shafts and ramps which cross over both. I'd imagine if we had been common hold this would have included the car park. The council planning permission also eliminated the opportunity for the developer to sell us spaces and they could only be rented. The council has since changed their stance meaning we are at a disadvantage.

## Question 104:

I am aligned with the NLC and LKP views

## 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: We should not offer any financial incentives to developers as they have already taken too much through Help to Buy. Leasehold should be prohibited in all cases (and ensuring that the developers can't get away with not through purposely designing the building so that it doesn't meet the criteria). If anything there should be financial ancestries for purchasers of common hold - but we also need lenders to have products and for their to be an education programme for the public, conveyancers and valuers.

## Question 106:

(1) 1. Lenders not having any products, lack of understanding of what common hold is by conveyancers and purchasers
2. Eduction programme, incentives to purchasers, demands made of lenders
(2)

## Question 107:

## Any further comments

The leasehold system is antiquated and provides an system which is heavily weighted towards the rights of the freeholder and not the leaseholder. The former is often an faceless, off shore, institutional investor who has no interest in the long term upkeep of the building but only the revenue the ground rent and permission fees generate. To the latter this is their home and often they have used their life savings to buy it only to find out that they are the the mercy of unscrupulous managing agents and freeholders.

Common hold which exists in the rest of the world has been proven to work - I would hope that the Law Commission has investigated these approaches and what works and what doesn't in order to build a 'best in class' commonhold system which takes the best from them.

I have a doubling ground rent clause, am unable to sell, my service charge has increased by $34 \%$ this year (including insurance increases). My mental health has been impacted and I want to ensure that those in the future have better experiences.

Name: Asela Kuruwita Arachchilage

## 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:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4) Yes

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:

Just need to abolish leasehold for all residential homes in UK. Let people to live with freedom.

## 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

[^73]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

Please make a low to abolish all residential leasehold in UK. It is full of mess and make rich companies are more rich. It is taking away working class people's freedom.

## Name: Sarah Denbee

## Name of organisation: N/A

## Question 1:

No
Comment: It should also be possible for one or more of the leaseholders to decide to purchase the freehold

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: Any leaseholder should be eligible

## Question 4:

(1) No

Comment:
(2) Not Answered

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; (c) by a third-party investor, who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease;

Comment:

## Question 5:

(1) No

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:

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

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

[^74]
## 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: Jean Breakey

## Name of organisation:

## Question 1:

No
Comment: This weighted in favour of the freeholder and is little different to the current process of acquiring the freehold.

## Question 2:

Yes
Comment: Whilst normally consultation and obtaining consent would be good practice, this is a complete overhaul of the law and such should be dictated by legislation and not a 'people's vote'.

## Question 3:

Other
Comment: Not sure, and not enough time to research

## Question 4:

(1) No

Comment: This should be a statutory issue
(2) Yes

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) No

Comment:
(2) No

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:

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

Comment:

## Question 10:

(1) Other (see below)
(2) Just abolish leasehold and switch to commonhold
(3)

## Question 11:

No

Comment:

## Question 12:

(1) Yes

Comment:
(2) Other

Comment: Make commonhold the only option

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Other
Comment: No strong opinion on this

## Question 15:

## Question 16:

(1) Yes
(2) Regulate Managing Agents

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) No

Comment: Somebody must step up and take responsibility. If commonhold becomes the norm this will also become the norm.
(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: Although there will probably be very few situations in which this will apply

## 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:

## Yes

Comment:

## Question 29:

## Question 30:

No, it's important to have discipline. If individuals do not feel competent this work can be done by a managing agent

## 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: This is too black and white. The ability to demand further contributions should depend on circumstances.
(2) No

Comment: A liquidator should be able to pursue debtors. However, the cost of doing so must be such that it is not 'throwing good money after bad'.

## Question 35:

(1) Yes

Comment: Short term lets bring security concerns and a higher risk of damage to communal areas.
(2) Less than six months should not be allowed

## Question 36:

(1) Yes

Comment:
(2) Other

Comment: No knowledge on this one.
(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:

Yes
Comment:

## Question 41:

## Question 42:

## Yes

Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) Yes, entirely possible
(2)

## Question 45:

(1) I am an RTM Co director and have not experienced anyone abusing proxy voting
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) I don't see why not, but legislation could be introduced to ensure there is no problem
(2) Yes

## Comment:

## Question 49:

## Yes

Comment: This should be obligatory to protect the directors

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment: I am in a coastal area which is windy and the salt air is corrosive, requiring certain repairs to be done to a higher than usual spec
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Prescribed
(2)
(3)
(4)

## Question 52:

(1) No

Comment:
(2) Yes

Comment:
(3) Not Answered

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) No, too restrictive. Should be negotiable case by case. However, if funds are needed urgently then the previous year's budget could be applied.
(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:
(2) Not Answered

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) 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:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^75]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

Apply commonhold to existing leasehold properties, not just stopping new leaseholds.

## Name:

## Name of organisation:

## Question 1:

No
Comment: What incentive would the freeholder have to offer this? This method would exclude lots of leaseholders from a better and fairer system

## 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:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Yes

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:
(2) Not Answered

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered Comment:

## Question 58:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:
(5) Not Answered

Comment:
(6) Not Answered

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:

Question 63:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

No
Comment:
Question 66:
(1) Yes

Comment:
(2) Not Answered

Comment:
(3) No

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:

## No

Comment: You are still being charged for a service provided therefore you have the right to challenge this if you feel as a consumer you have not received a satisfactory service.
There are thousands of examples of companies exploiting flat owners in this area, it needs to stop.

## 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:
(2) No

Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)
(3) Yes

Comment:
(4) Yes

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

[^76]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:

You would own the freehold to your own home.
It would standardise the system to prevent discrimination and exploitation.
The flat owners would be able to self manage with gives them accountability and ownership for the environment they live in.

Its a more democratic system than leasehold.
Leaseholders can face forfiture if they breach their lease, this would be eliminated.

## 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: The amount of money that developers, their solicitors and building management companies are making will never be matched by the government. They have free reign to exploit innocent 'home owners'. Leasehold must be completely abolished, it has been in every other country except england and wales!

## Question 106:

(1)
(2)

## Question 107:

Commonhold should be the same across the board.

## Any further comments

People are commiting suicide and suffering from family breakdown and homelessness because of the mis selling of their leasehold homes and exploitation from the freeholder. Discovering that you have been lied to and deceived by developers and solicitors is bad enough but to then discover that your precious home will end up in the freeholders hands at the end.of the lease term is devastating. It needs to be ended now. It was abolished in scotland, why not in england and wales? There is no actual need for leasehold, it is purely financially driven. Commonhold can help solve some (not all) of these issues.

Name: Margaret Moore

## 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

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Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) 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:

Not Answered
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
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

Comment: Not Answered
(5) Not Answered
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(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^77]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 in my experience is rank with abuses. The freeholder owns leasehold properties to make money and recent developments are geared to maximising profits to the detriment of leaseholders. There is so little legal protection for leaseholders it is truly shocking.
Appointing management companies brings with it the horror of escalating charges that it would cost even more to challenge. The whole leasehold system is heavily weighted against the leaseholder who is often regarded as a cash stream. The only benefit to my paying ground rent is that by doing so the freeholder can't seize my property. I get no other benefit from it. The freeholder owns the property. In effect I have bought a depreciating time share and I am paying vastly increasing charges because the freeholder has not kept
phase one of the property in good order, while my flat is in the recently built phase two. Flat owners under commonhold would have a vested interest in maintaining the property and doing so efficiently and economically. The impetus for freeholders is profit and it is the leaseholder who provides it for them. The incentive to exploit leaseholders for monetary gain has proven too much for many freeholders to resist. The variety of charges leaseholders are subject to is extensive and arbitrary, limited only by the imagination of the freeholders. It is sobering to be held to ransom financially and to know that you can do very little about it. Fail to pay the management charges and your property is liable to be forfeited. Try to sell your property and you have to pay a sum for a pack which can run to hundreds of pounds but without it, you can't sell. I would love to sell my flat but the moment a prospective buyer sees the management charges have escalated from $£ 700$ annually, to $£ 1600$, then $£ 1700$, with a promise of $£ 1700$ for next year (for work which may not even begin until 2020 ) and interest evaporates. Out of self interest, commonholders would not let a property deteriorate for years without doing maintenance and would not fail to build up an annual fund to pay for it. Leasehold needs to be abolished in favour of commonhold. To hope that developers will self regulate is at best fanciful. Why on earth would they curtail their own profits? The move to doubling ground rents every ten years reflects greed and a willingness to do long term damage to the housing market for immediate gain. Even the term freehold has been compromised by the covenants and service charges linked to it by major housebuilders. Commonhold properties need to be required to have comprehensive insurance covering any disasters that might affect the building, so a disaster like Grenfell does not financially ruin individual owners.

Name: Tumini Wilcox

## Name of organisation: N/A

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: Some lease holders who are happy paying very high charges for owning a flat can ultimately add this cost to the high rents they charge. Owner occupiers on the other hand have worked hard to afford to buy only to be gradually priced out of their Jones with increasing building costs.

## 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) Other

Comment: Owner occupiers should be given more of a say.
(2) Not Answered

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; (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) Not Answered

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:
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) 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) 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

[^78]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:

More freedom to manage costs relating to the property.

## 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, 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:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Currently leaseholders are at the mercy of management companies who are out to make a profit at the expense of the lease holder. They increase costs without trying to get the best deal for the leaseholders. I live in a new development where we were informed that the 12 hour concierge services costs £80k PA. Gaving done some research this has been proved to be completely false and we are getting overcharged massively. Commonhold would give owners the chance to better manage budgets as were not trying to make a profit but live without worrying we'll get out priced by ever increasing service charge and ground rent.

Name: Orowa Sikder
Name of organisation: UCL

## 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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## 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 25:

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## Question 26:

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## Question 27:

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## Question 28:

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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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Comment: Not Answered
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## Question 35:

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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
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## Question 39:

(1) Not Answered

Comment: 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:

(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:

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Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: 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

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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

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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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(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) 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
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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

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Comment: Not Answered

## Question 64:

Not Answered
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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

Not Answered
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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
Comment: Not Answered

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

(1) Not Answered

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(2) 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

[^79]Comment: Not Answered
(3) 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:

(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:

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## 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

My family had never owned any property and we always struggled with difficult landlords. We worked hard for years to save up enough to buy our first property. We were new to the language and terminology of the housing market. We took the advice offered to us from solicitors, agents and developers. This situation was never made transparent to us and now we are struggling and worrying about rising costs. We are not sure how we are going to move past this situation.

It is clear that this loophole in leasehold contracts was preyed upon and exploited by developers and the cost is passed on to vulnerable and struggling homeowners. It is an antiquated system that has no place in modern society that advocates for personal freedom and fair and equitable laws. All we ask is that the state supports homeowners in purchasing and owning what is rightfully theirs without fear of exploitation. Commonhold is a viable alternative that can give us a way forward.

Name: Beishan Sun

## 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:

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## Question 6:

Comment: Not Answered

## Question 7:

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## Question 8:

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## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

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

## 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
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## Question 17:

(1) Not Answered

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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 24:

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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 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 46:

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## Question 49:

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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 65:

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## Question 66:

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## Question 67:

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## Question 80:

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## Question 81:

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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
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[^80]Comment: Not Answered
(3) 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:

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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: Bridget Murphy

Name of organisation: Private homeowner

## Question 1:

Other
Comment: The qualifying criteria for collective enfranchisement needs to work to make the process easier for leaseholders. For example, in an apartment block where a large number of leaseholders may rent out apartments, it may not be easy to contact them directly and many may well even llive abroad. It makes sense that a small proportion of long-term resident leaseholders should be able to initiate a Commonhold arrangement They should not be hindered if a greater number of absentee Buy to Let leaseholders seem disinterested or other leaseholders appear wary or apathetic.

Nor should they be hindered by a Freeholder's disinterest in selling the freehold. Landlords generally profit through a set ground rent and variable ancillary charges/permissions. . Most will be very reluctant for this to change.

Therefore, the process needs to be one that makes it easier for leaseholders to make landlords sell the freeholds.

Mixed use developments, with a high percentage of commercial units may make it harder for residential leaseholders to convert to Commonhold. Developers appear to be aware of this and manipulate building design to work to their own financial advantage. It should be made possible for a very small number of long lease residents to start the conversion process without agreement ftom commercial units.

I think commonhold conversion can also apply to leasehold houses in some instances , where there may be shared land or parking facilities.

Furthermore, Commjnhokd ownership could be applied to open land and shared ameneties on large housing estates, where both Leasehold AND FREEHOLD residents are compelled to pay fees to maintain the estate through an estate rentcharge.

## Question 2:

Yes
Comment: Where some lead, others will follow.

## Question 3:

Not Answered

Comment:

## Question 4:

(1) Other

Comment: I think the percentage should be considerably lower than 50\%. Indeed, I think any individual long-term leaseholder should have the legal right to buy a share of the freehold to the building they live in.

Where one or a few lead, others will follow.
(2) Yes

Comment: Any existing leaseholder should have this right af a time of their choosing.
(3) Other

Comment: I agree in principle, but would add that the government might provide an interest free or very low interest loan to support certain leaseholders in buying a Commonhold interest.

This would kickstart the reinvigoration of commonhold.
(4) I don't fully understand the question, but, where a leaseholder has not consented to be part of a Commonhold arrangement, if they put the property on the market, it should be made mandatory for the Buyer to purchase the commonhold interest in order to complete the purchase. I think the leasehold interest should become void at that point. This would, I believe, incentivise freeholders to offer commonhokd conversion to existing leaseholders.
(5) Other

Comment: Surely these leasehold tenants would still be open to financial exploitation hrough imposition of permission fees and other fees payable to the freeholder. I think the aim should be to abolish leasehold and replace it with a fairer tenure that leaves no third party interest in a property.
(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; (e) by any other means.

Comment: Any sort of third party investment should be excluded from Commonhokd arrangements. The trust has gone due to past investor -led abuse of both Leasehold and Freehold. There must be no loopholes available to third party interest in property.

## Question 5:

(1) Other

Comment: 0\% interest, very low \% interest loans or a fax incentive could be offered to existing leaseholders to encourage them to convert to Commonhold .

I think conversion should be mandatory, but people need an incentive. Even an indemnity policy against possible failure of a commonhokd arrangement might provide sufficient incentive to agree to convert.
(2) No

Comment: There should be no third party interest in people's homes - leasehold has had its day and homes should never again be investment vehicles where there is a mortgage paying resident.

But to Let is, I believe, an acceptable form of property investment, especially where there is a commonhokd arrangement which allows for an even mix of lumited Buy to Let and superior number of owner-occupier residential units.

Not Answered
(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:

Other
Comment: All leaseholders should, ideally be made to join the commonholf. . They might be incentivised by the offer of an indemnity insurance to cover against possible failure of the commonhold

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Other (see below)
(2) Ideally, I'd like to see Commonhold conversion made mandatory. Failing that, the percentage of consenting leaseholders necessary for conversion could be considerably lower than $50 \%$. Is a set percentage even necessary,?
(3) I think that if even one person wishes to buy a share of the freehold of their appartment block, that should be their right. They should then have a voice, along with the freeholder, in setting service charges and rendering for repairs, buildings insurance and maintenance. Where one, or a few, lead the way, others will join them.

## 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

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## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Not Answered

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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 26:

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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 38:

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## Question 39:

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Comment: Not Answered
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Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41

Not Answered

## Question 42:

Other
Comment: Directors should always be elected. Existing directors should arrange a meeting at which commonhokd association members can vote for or against the appiintnrnt any proposed new director.

## Question 43:

(1) Other

Comment: By becoming members of a commonhokd association, all members should be obliged to support the appointment of professional directors if no members are willing to become directors.
(2) Other

Comment: Leave no loopholes for developers or investors to gain control of directorship of commonhokd associations.
(3) Not Answered

## Comment:

## Question 44:

(1) Investors should never be allowed to own a majority of units where there is a commonhold association. The majority should be resident owners.

Perhaps it would be wise to limit the voting power of directorship rights of investor owners.
(2) The general view, at present, is that Tribunals are notoriously weak and generally fail to support leaseholders as much as they support freeholders. Local courts, at present, appear to have a more balanced view of leaseholders' complaints.

The same is likely to be true in the case of commonhokd issues. Tribunals appear to require considerable improvement.

## Question 45:

(1) I own a Freehold $\square$ house in $\square$ near $\square$. Developers created an estate management company. My freehold is subject to an estate rentcharge and fee generating covenants.

Residents used to be invited to be directors I'd the MC, but this no longer happens. We have no say in how the estate is run. There is no Residents Asskciatiln. We feel powerless.

Where there is any sort of legal loophole, developers will abuse it to gain more profit for themselves.
(2)

## Question 46:

(1) Not Answered

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## Question 47:

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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:

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## Question 53:

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## Question 55:

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:

No
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Not Answered

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## Question 67:

(1) Not Answered

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## Question 68:

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## Question 85:*

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## Question 86:

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## Question 87:

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## Question 93:

## Question 94:

Commonhold and the abolition of Leasehold would mean an end to what had been referred to as a "class of mortgaged renters", who "want the homes they paid for".

It is important to anyone with a mortgage to know that, when the mortgage term is up they will own the property outright and be able to pass it on to whomever they wish one day. For many, it is the only large financial investment they will ever be able to make. Why should a third party be able, at some point, to claim the property as theirs when they have invested far less in it in real cash terms?

With Commonhokd tenure there is no third party interest in, or control of a person's home. Even if they have to share the freehold with other homeowners, it is still theirs at the end of the day and they regain the power over the reasonableness of services fees associated with maintaining tge property.

## Question 95:

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## Question 99:

## Question 100:

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## 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 favour any tenure that best provides opportunity for future profit. They have shown this by the overuse of variable, uncapped "permission fees" which have eroded traditional Leasehold AND FREEHOLD terms of tenure, by creating the flawed "private estate" model, which uses estate rentcharges on Freeholds in order to generate further "estate maintenance" fees rather than hand estates over for full council adoption.

I see the abolition of Leasehold as the key to giving back control to the first swathe of mortgage paying homeowners.

Commonhold and traditional freehold tenured will redress the balance and ensure genuine home ownership for all home buyers.

After that, all profit generating fees due to a third party for "permission" should be removed.

Finally, there should be no okannjng permission for development without an assurance that councils will adopt ooen land, so that estate maintenance is paid through Council Tax.

## Question 106:

(1) 1.• Mixed use developments have been deliberately created, so that not all unit owners share the same views on how service charges should be spent.

- Buy to Let means that many units belong to absentee landlords, many of whom may live abroad or own the units as part of a arge investment portfolio. They may simply be too hard to contact. They can raise rents to cover increases in service or other charges , where other leaseholders have to rely on their personal savings and income.

2 •Most people know nothing about the advantages of Commonhold over Leasehold. This needs to be widely advertised on TV, and Radio, and in social media. There shoukd be advertising displays in stations, on roadsides and other public places.

There should be public meetings on existing large housing estates. Perhaps MPs or councils could be encouraged to head these meetings.
(2)

## Question 107:

## Any further comments

1.) If people could choose between investing their hard earned savings into a Leasehold flat/house or a Commonhold flat/house, most would select the latter, because :
-they would be buying a property for life and not just a time limited lease giving them the right to live in the property until the lease has to be renewed at extra cost.
-no one wants to put their earnings into a depreciating asset; a leasehold property, whose freehold belongs to a landlord, is, for the leaseholder, precisely that.
-as commonholders, they have total control of how they and their neighbours maintain the property - many landlords are not benevolent, abuse the arrangement where a property manager is employed, or do not properly maintain their properties
-it is llogical that, if a mortgage can be used to pay for a home that includes the freehold or, in the case of Commonhold appartments, a share of the freehold, the mortgagee would be advised by any competent conveyancer to purchase a lease
2.)Those who prefer to pay a service charge and leave maintenance to a landlord, would be better off renting their home. Should anything occur to convince them that the property were not being adequately maintained, it would be easier to escape from the situation. A leaseholder, on the other hand, is tied to having to sell the property on, if the landlord can not be made to give value fortge service charge .
3.) If someone wants to be a landlord, they should buy a property and rent it out. Buying a freehold alone should be banned. It does not belong to a modern age , as most other countries in the world have already acknowledged.
4.) Existing leaseholders, in flats as well as houses, should be given the right to buy their freehold, or a share of freehold through s Commonhold arrangement for a set price, perhaps relative to the current market value of their house. Existing freeholders of those properties should be compensated by receiving back the money they originally invested. Any money received until now through ground rent fees and other fees should be considered sufficient profit on their original investment.

5 .) Where the freehold is purchased by the leaseholder, that freehold should be free of any "permission fees" payable to a developer or former freeholder.
6.) The Law Commission now needs to be tasked with looking at the flawed "Private Estate" model. Developers have already moved on to eroding traditional Freehold, through misuse of Estate Rentcharges on Freeholds. Almost no newbuild or recently built "freehold " properties are matjeted now without the developer creating an extra income flow in perpetuity through an estate maintenance fee (an estate rentcharge), a fee for extending , changing mortgage provider or for a "Buyer's Pack or a "Seller's Pack". Estate Management Companies and estate managing agents have a money-spinning monopoly on shared land and ameneties that is legally questionable.

Name: Josephine Rostron

## Name of organisation:

## Question 1:

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## Question 2:

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## Question 5:

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## Question 87:

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## Question 88:

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## Question 107:

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## Any further comments

Commonhold should be mandatory. Unfortunately commonhold was not available to me I am now trapped in the feudal abusive leasehold system.

Name: Gordon Clifton
Name of organisation: Not applicable

## Question 1:

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## Question 2:

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## Question 41:

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## Question 42:

Yes
Comment: Be very careful with the co-option option.

I have experience in two blocks in Bournemouth in which the Board has been taken over by directors with a pecuniary interest in property who co-opt others with the same interests. Directors from the residents who succeed in an election are intimidated off the Board.
Residents now no longer volunteer having been intimidated by the treatment of others. Many residents are elderly.

## Question 43:

(1) Yes

Comment: To prevent abuse the directors should be accountable to the appointing tribunal.

I know of two RCMs where such an arrangement would solve serious problems of incompetence and, very importantly, a seld-serving takeover by a managing agent.
(2) No

Comment: Such a person would probably seek to protect their own interests which might not coincide with those of residents.

This can be a substantial problem in present RCMs where directors look after their own interests,
(3) Yes

Comment: Providing the Tribunal is guided by the interests of residents. This will probably require a culture change at the FTT.

## Question 44:

(1) That is exactly what happens in some RMCs today. I have the details of a particular RMC in Bournemouth where this happens, aided and abetted by an ARMA agent and a local large firm of solicitors.

In this particular case a small group initiated the original enfranchisement for financial gain and included external investors. The two founders of the money-making scheme are still in residence and influence the Board to protect their financial benefits. The evidence will be laid bare in a forthcoming S994 action which has taken two years to prepare.
(2) 1. This probably needs tightening up and bigger teeth. Experience shows that the agent, their lawyer and the RMC directors will happily breach a lease to intiate a moneymaking scheme, probably to repay Trustee Directors and relying on the lack of money for leaseholders to initiate legal action. After 18 months this scheme was finally stopped by the decision by a small claims court judge. The present battle is to reclaim all the £000s levied in fines.
2. A court. The FTT lacks credibility or impartiality and can be swayed substantially by a silver tongued agent or $£ 300 / \mathrm{hr}$ lawyer. Our experience is that a court judge will make an effort to get to the central issue.
3. Yes. The power will act as a disincentive to any director who might be tempted to behave as some RMC directors do today.
4. Supervision of directors would have a substantial effect and is exactly what is needed today in RMCs
5. Statutory regulation of directors and agents and tighter regulation of lawyers by the SRA.

## Question 45:

(1) There is no doubt that proxy voting will be abused by directors, agents and directors. This opinion is based on RMC experience in Bournemouth.

I have a very specific example of the voting for draconian changes to Articles of Association. The agent received the proxy votes and opened them before the EGM. Coincidentally, or not, within 10 minutes of the deadline for proxies the vote at the EGM was cancelled. Later information confirmed that the proxies showed that the Board would be unable to secure $75 \%$. The matter might yet be referred to the Electoral Reform Society as a cautionary example of what goes on in an unregulated environment,
(2) (2) some other device (please specify). Proxy votes should be delivered to an independent organisation recognised by the Electoral Reform Society. Agents, lawyers and directors cannot be trusted.

## Question 46:

(1) Yes

Comment: The issue of guaranteeed insurance requires such a measure.

However, strict controls are needed to eliminate the well-publicised abuses.
(2) Yes

Comment:
(3) Just the usual point about the need for controls to prevent abuse and provions to ensure economic costs.

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) If it isn't available now we can reasonably assume that the insurance market will provide products
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment: Complemented by serious controls over improvements.

I have an RMC example in which a director, an ex-solicitor, wrote to a leaseholder ahead of a major project and said that 'recent improvements case law' was ignored ( Waaler v London Borough of Hounslow 2015). This was the same solicitor who stated that leaseholders should not bother with any court action against RMC directors because they could always outspend leaseholders - with leaseholders' money!
(2) Yes

Comment: In a 1960s block this could be a huge expense or might not even be structurally feasible. We have one such example in Bournemouth where electricity bills are huge. For example, one particular 3-bedroomed flat was assessed by SSE as needing 12MWh/year.
(3) Yes

Comment: The caveat might be the origin, authority and oversight of such a rule.
(4) No

Comment: Too much local bias and scope for abuse.
(5) No

Comment: Too much local bias and scope for abuse.

## Question 51:

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## Question 52:

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(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

[^83]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:

## Question 94:

Commonhold will deliver ownership without a freeholder and hence all the well-publicised abuses. In addition it will do away with the fiction that Resident Managed Companies are the way ahead in leasehold. All experience demonstrates that the abuses in RMCs are worse than in a leaseholder v freeholder situation.

I have a file of nine years of experience.

## 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: There can be no doubt that developers have had their chance to behave properly. They have demonstrated that they are in business to serve the interests of their shareholders and senior exeutives -
to name but three.

Self evidently they cannot be trusted to act in the interests of buyers, especially young folk. Instead they have to be forced to take proper account of the interests of buyers. This is no different from the argument that capitalism and its fuel of greed has to be used as the engine of development with government in charge of steering.

Developers have to be directed into activities that meet the public with complete bans on activities that are against the public interest.

## Question 106:

(1) 1. Developers serving their own interests with the public interest subordinated to those interests,
2. Sticks and carrots. Incentivise commonhold and defined quality of output. Ban any activity that is or seems to be leasehold. Ban all deals with local authorities which would not survive a test of public acceptabilty
(2)

## Question 107:

The aim should be to achieve a consistent approach throughout the UK. There are no good reasons why people in one part of the UK should be disadvantaged. We all drive on the same side of the road - property ownership and renting should be no different,

## Any further comments

Everyone should have access to commonhold and be free of the very real abuses which are endemic in leasehold and all the attendant parasitic and intimidating behaviour by freeholders and their lawyers.

## Name: Anne Dimopoulos

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: It is impossible to get everyone to agree at the same moment in time because someone may be trying to sell their property of have more serious situations happening in their lives at that moment in time.

## Question 3:

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

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Not Answered
Comment:
Question 10:
(1) Option 2
(2)
(3) Perhaps 65 percent would be more realistic.

## 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) Number 4 absolutely imperative

## 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:

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:
(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) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Yes

Comment:
(2) Restrictions should be confined to letting under 6 months

## 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) Rules must make this impossible
(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) 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) Not Answered

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

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

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Yes
Comment: Standard of work is poor

## 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

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:

## 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) Yes

Comment:
(4) Yes

Comment:
Question 67:
(1) Yes

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:

Not Answered
Comment:

## Question 74:

Not Answered
Comment:
Question 75:
(1) Yes

Comment:
(2) No

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: 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

[^84](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

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:

Self management by the flat owners.
Freehold ownership
No risk of forfeiture of the lease
No exorbitant expenses when servicing the properties due to middle management
No us and them, we have our own best interests.

## Question 95:

(1)
(2)
(3)

## Question 96:

When housing associations renew the lease through extending the lease or purchasing more share in shared ownership, The leases are altered, wording is ambiguous and when disputes occur then the differences cause problems. Housing associations interpret the lease how they want to, for their benefit. They can afford lawyers with our money. Difficult for leaseholders to afford lawyers.

## Question 97:

(3)

## Question 98:

Lack of servicing, or poor serving has been a serious problem in our development over 35 years. We had to go to tribunal in order to replace all of 36 units rotten windows due to servicing issues. We provided quote for excellent windows which judge excepted over similar quote for PVC windows.

## Question 99:

In serious dispute leaseholders have to pay service charge so no strength in witholding payment until service completed and to a good standard.

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## 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:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Common holds should be mandatory for flats and freeholds for houses.
Leasehold is a residual and outdated system that must be abolished.
In common good the unit owners control themselves, they are free , their hard earned money is for their own benefit.

Name: Daniel Hooley

## 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
(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:

## 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) 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) 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) 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) 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:
Other
Comment: By written resolution also

## 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) 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

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) Not Answered

Comment:
(2) Not Answered

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:
(2) Not Answered

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) 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:

## 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) No

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) No

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

No
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:

Not Answered
Comment:

## Question 85:*

(1) Not Answered

## Comment:

(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

Comment:
(2)
(3) Not Answered

## Comment:

[^85](4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

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:
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: Louise Hudspith

## Name of organisation:

## Question 1:

Yes
Comment: Yes, however I would have concerns about a freeholders ability to potentially block a conversion to commonhold.

## Question 2:

Yes
Comment: To avoid a small minority blocking the process

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

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) Option 1
(2) $80 \%$ is too high a threshold
(3)

## Question 11:

Other
Comment: Not sure - in my case I anticipate the freeholder would refuse an approach to convert to commonhold. It worries me that we would then have to use the collective
enfranchisement process, which it would be difficult to get all leaseholders in the block to agree to.

## Question 12:

(1) Yes

Comment: Yes, absolutely - it would likely take more than 12 months to co-ordinate the process.
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

I am concerned that chance of freeholders trying to thwart the process is high.
Leaseholders need sufficient power to initiate and direct the process.

## 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: I currently own a leasehold flat managed as part of an RTM company. For the last 10years there has been no AGM (due to lack of previous attendees and quorum), two anonymous and ineffective directors and no method by which to replace them. This is a terrible situation and there needs to be a method by which to prevent this inertia.
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 44:

(1) This is a real risk in the block where I own a flat. One leaseholder is already buying up flats and currently owns about $40 \%$ of the block, with the intention to buy the remainder. That person is also the director of the management company that has the contract to manage the block. This is a clear conflict of interest. It should therefore not be possible for the directors of the commonhold association to have any interest in the company providing the block management services. If not, there is a high risk that a block may be deliberately maintained poorly in order to devalue other properties prior to acquisition. It would be useful if, instead of simply a percentage of owners being required to make decisions, there was a percentage comprising at least 3 separate individuals.
(2) It would be helpful if there could be some provision for owner occupiers to have greater powers than investment buyers who let their property and have never liver there themself. Owner occupiers tend to have more of an interest in doing what is right for the management of the block and good standards, rather than doing what is right for their bank balance! This might help avoid these sorts of abuses in the first instance.

## Question 45:

(1)
(2)

## 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:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

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) Yes

Comment:
(2) Yes

Comment:
(3) Yes

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

Comment:
(2) Not Answered

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:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Yes

Comment: Yes, but it needs to be clear what these funds can be used for, and made clear that they WILL be used should the need arise (rather than sitting on the money and seeking additional contributions for unexpected works).
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) Yes, but there should be a limit on the amount of money that can be taken from the fund for this purpose in each year. If not there is a risk of lazy management and costs being allowed to overrun, because there is a pot to draw on.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment: I have a 1 bed flat, but pay exactly the same water charges as the other 2 bed flats in my block. This is on account of a single water meter and a simple split cost which is the same per unit, irrespective of size. This means one person in my flat pays the same share as flats where there are four occupants. There is currently no way around this under the existing management arrangement, so I have to subsidise my tenant's water bill.
(2) there should be limitations

Comment: There may be potential for abuse by overcharging some people for maintenance, in order to force out certain leaseholders etc.

## 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

[^86](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

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
(2) Not Answered

## Question 93:

## Question 94:

I would love to convert from leasehold to commonhold, in order to be free of ground rents and the many arbitrary charges, fees and fines my freeholder has seen fit to charge me over the last 13 years. I currently feel like I have no power over decision making in my block, in spite of an RTM process being carried through 10 years ago. This has simply led to inertia, with no proactive management and the directors of the RTM company also being owners of around $40 \%$ of the units on the block. I feel that commonhold would help redress the balance between leaseholder and freeholder and could (if legislation is tight enough) offer a fairer way to manage blocks of flats etc. Quite frankly, nothing could be worse or more open to abuse and manipulation that the current leasehold system.

## Question 95:

(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: Commonhold already exists, but the reason leasehold still predominates is that it provides easy money for developers and investors. This has to stop and the only way this will happen is through legislation. The system is utterly corrupt and will continue to be so unless it is stamped out entirely.

## Question 106:

(1) Leasehold needs to be abolished and there should be incentives offered for leaseholders to convert to commonhold within the first 5 years of new legislation being brought into effect. The continued existence of leasehold is the biggest single deterrent to commonhold being taken up.
(2)

## Question 107:

The more parity there is between England and Wales the better.

## Any further comments

The corrupt leasehold system must be abolished. Every other country in the world has managed to do it, and for good reason - so why are we still saddled with it in the UK?Commonhold has the potential to be a good replacement, so it needs to be pushed, legislated for, incentivised however possible. If leasehold is not abolished the housing market in the UK will become utterly toxic.

Name: Catarina Nunes Walsh

## Name of organisation:

## Question 1:

No
Comment: It limits those not eligible for collective enfranchisement.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: It limits those not eligible for collective enfranchisement.

## 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)
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## Question 11:

Not Answered
Comment:

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
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Question 18:
(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered

Comment:

## Question 20:

Not Answered
Comment:
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
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

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(2) Not Answered

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(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:

## 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:
(2)

## Question 36:

(1) Not Answered

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(2) Not Answered

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Question 37:

Question 38:
(1) Not Answered

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## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

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) Not Answered

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Not Answered
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## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

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(3) Not Answered

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## Question 53:

Not Answered
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## Question 54:

(1) Not Answered

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(2) Not Answered

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(3) Not Answered

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## Question 55:

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

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

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## 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:

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## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

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(2) 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:

Not Answered
Comment:

## Question 84:

Yes
Comment:

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

(1) Yes

Comment:
(2) Yes

[^87]Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) No

Comment:
(2) Not Answered

Comment:
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(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

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## Question 89:

(1) Not Answered

Comment:
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## Question 90:

(1) Not Answered

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

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## Question 91:

(1) Not Answered

Comment:
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Comment:
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(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

More rights over the management of the property which leaseholders have 0 control off despite paying it in its entirety.

## Question 95:

(1)
(2)
(3) In Portugal the system is quite simple for blocks of flats. Each flat owner pays a monthly fee towards the maintenance of the building. At least once a year a meeting is held with all flat owners to check the accounts for the year ending and to discuss the proposal of any changes to the services hired (ie cleaning, lift maintenance etc). Most blocks of flats will hire an external management agent to deal with the day to day management of the property, as this reduces problems in collecting late payment of fees and ensures the correct maintenance of the building. If a management agent isn' $t$ doing a good job the flatowners have total control (if a majority agrees) to sack the company or to make changes to the services hired.

If a flatowner is behind on the payment of the fees it can be taken to court for its payment but the property can' t be used as payment.

Overall the flatowners have full control on the management and this ensures everyone is happy with the fees paid and knowing where they' re used.

## 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: A leasehold model is more profitable for developers as they can inflate service charges, introduce unrealistic charges for lease covenants (eg being charged over £500 just to ask permission to change windows) and in cases of breach of covenant regain control of the property being able to sell it again at full price with little investment.

## Question 106:

(1) Being limited to those who already qualify to collective enfranchisement means that many leaseholders are stuck with poor property management agents and paying over the odds for services that are then not provided.
(2)

## Question 107:

## Any further comments

I bought a leasehold flat in 2015 in a building that needed extensive repair works. 4 years on and with all the leaseholders on board to get the works done correctly we' re still fighting the management agent whose incompetence is beyond belief. Sadly being in a building with more than $25 \%$ commercial units we can' tapply for collective enfranchisement nor right to manage, instead the only solution is to take the management agent to court with laws that tend to be biased against leaseholders. The poor state of repair of the building has led to a window falling down from a 2nd storey onto a main high road pavement and by chance not injuring or killing anyone. Said management agent asked a fee of over $£ 500$ to one of the leaseholders who wanted to ask permission to replace the 90year old metal windows (permission that could be refused).

At the time of purchase my partner was concerned in going ahead due to it being a leasehold but me, being Portuguese and knowing the system over there, naively thought that if there was an issue we could replace the management agent for a better one. We are now trapped in a leasehold unable to sell and wishing commonhold was the standard practice so that those paying service charges actually have control over what is being paid and hired.

I now advice against anyone buying a leasehold as I don' t wish the stress we had to anyone else.

## Name: S M Rendell

## Name of organisation:

## Question 1:

Other
Comment: The freeholder should not be able to prevent the leaseholders completing the process providing that they meet the relevant criteria.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

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: A lower limit would allow more buildings to become commonhold, particularly for older people.
(2) Not Answered

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:

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) 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:

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## Question 20:

Not Answered
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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 24:

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(2) 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

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## 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
(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
(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

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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

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:

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) The amount could be fairly low to deter others in the building from not paying the whole amount. Eg we have had experience of someone saying I'm not paying costs for the laundry room because I don't use it - others then start picking off bits that they don't use.

Another issue is persistent nonpayment eg we have experience of someone not paying for a service level change agreed to by a majority 13-14 years ago. Despite going through tribunal and various courts the person says 'I will never pay'. The underpayment is now in the order of $£ 20 \mathrm{k}$
(6) Yes

Comment: An independent agent with enforcement powers would be very helpful. In our experience above the person will always find something wrong with potential purchasers and not agree to the sale
(7) Yes

[^88]Comment:
(8) Yes

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:

## Question 94:

It will give control of the management of a building to those who 'thought that they owned their own flat' . It would be an automatic right to be involved to be exercised as owners saw fit, either to be actively involved, by having a representative involved or by leaving it to the commonhold association/company

## Question 95:

(1) Our experience is that not sufficient time or emphasis is given to explaining prospective purchasers. Many of the resident leaseholders in our RRA did not understand that they were bound by the terms of the lease.
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

Having been to one tribunal the freeholder employed a barrister to make the case against a leaseholder in her 80s who attended with a charity 'hand holder'. Completely unbalanced

## 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: Shira Baram

Name of organisation: Not Applicable

## Question 1:

No
Comment: I live in a flat, I am already held to ransom by the freeholder in respect of trying to purchase with my neighbours the freehold via collective enfranchisement or if I wanted to extend my lease. I do not feel that the freeholder should be protected, no protection is given to myself the leaseholder to the abuse by the freeholder and their agent we endure and the fact that my freehold was sold/given to my current freeholder by the developer without any consultation with myself.

If you purchase a property with a mortgage to live in as your home you should automatically and immediately be allowed to apply for collective enfranchisement or common hold.

As someone who was not informed what leasehold meant or the implications I feel very strongly that people who purchase flats to live in should be given every opportunity to actually own their own home as currently even if I was to pay off my mortgage I would never actually own the flat I thought was my home.

Currently I need 50\% of other flat owners to agree to collective enfranchisement. In large blocks of flats this can be very difficult and for those flats that above commercial premises practically impossible under current legislation. So many people are currently excluded from ever being able to actually feel that they will own their flat that they call home with the current law.

## Question 2:

## Yes

Comment: This will allow those leaseholders who live in large buildings with flats where many owners are difficult to trace or unavailable the opportunity to seek to common hold. This will also not discriminate against those who are unable to get the necessary\% agreement.

## Question 3:

Other
Comment: Surely if you have purchased a flat in a building with a mortgage you should be allowed to collectively enfranchise or convert to common hold. The problem with enfranchisement is currently you need to have lived in the property for 2 years in addition you need to hope that your freehold hasn't been sold on as then it becomes even more expensive to purchase.

## Question 4:

(1) Other

Comment: What do you call a long leaseholder. Many new build flats have short leases of 125 years or less so this statement would appear to exempt these individuals which is unfair. If you mean the property is rented out to someone i.e. they haven't taken out a mortgage to purchase the property then I think we need to be very clear re: differentiating between those of us who are leaseholders because we have purchased a leasehold property and those of us who rent our property i.e. pay a monthly rental fee but have not invested financially with the idea that this is our home to sell.

I feel that sufficient numbers of individuals in flats should be sought to achieve common hold and conversion to this. The current problem many are finding in large blocks of flats where owners are unavailable or not possible to trace it becomes difficult to achieve any change and many of these home owners feel trapped and held to ransom by abusive freeholders and their agents due to escalating service charges and little protection.
(2) Yes

Comment: This would make it fair. It might be that someone can not participate at the time for financial reasons or other reasons but does want to in the future or that someone purchases a flat later on in the block and would like to purchase the common hold interest for their unit.
(3) Yes

Comment: Currently many are finding the costs to extend their leases on their flats prohibitive especially if the lease falls below 80 years. In addition many are finding that lease extensions increase the freeholders control by the introduction of onerous covenants and permissions. This option would allow those individuals to purchase their share/interest in their common hold unit and be free of the freeholder once and for all i.e. free from hold.
(4) Unsure what you are asking here.

Basically those who do not wish to be part of the common hold acquisition taking place in their building should be allowed to remain leaseholders but be accountable to the common holders i.e. pay their ground rent and other charges to the company set up by those who have participated in purchasing the common hold.
(5) Other

Comment: I do not feel comfortable with the freeholder being involved. This potentially creates a loop hole that freeholders will seek to abuse i.e. include additional onerous covenants and fee generating permission clauses into the leases. This could reduce any chance of buildings being able to become $100 \%$ common hold in the future or create difficulties for those flat owners who are still accountable to the freeholder.
(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: If an association or company is set up this is required to abide by the legal requirements for such organisations. One would hope that it would protect everyone and prevent abuse of power i.e. those who have from the onset purchased their common hold
unit share and those who haven't. It also means that if a loan is needed required to be taken out to purchase the share of the freehold for those who have not contributed this can be managed effectively and professionally.

It would also prevent third party involvement with the intention of seeking to profit from home owners and create an income revenue stream.

## Question 5:

## (1) Other

Comment: It is a difficult one. It is better if the numbers are higher because this will reduce the chance of mixed buildings i.e. common hold and leasehold which might be difficult to manage.

However to use myself as an example I wouldn't want my freeholder to have any part to play in the building once a majority of us had sought common hold.
(2) No

Comment: I do not want the freeholder involved. Current abuse of the leasehold system is because freeholders see our homes as financial assets and seek to make a profit from homeowners and their homes. Commonhold gives those of us in leasehold flats the opportunity to be property owners in full.

Yes
(3 \& 4) This will allow the costs of the purchase to be recouped and prevent any disputes in the future. If those flat owners who do not initially purchase their common hold unit share but do so before in the future then this charge needs to be removed from their unit in the event of the sale.

It would be up to those seeking to obtain common hold how this is financed but options should include non involvement of third party companies that seek to make the commonhold a financial investment. For example if those seeking common hold take out a loan/mortgage to purchase then this is a viable option for individuals like myself and in my view no different then taking out a mortgage.
(5) Depending on the building there are a variety of ways they could raise the funds to purchase the freehold could be done in a variety of ways

All participants contribute and this would bring the costs down (ideal)
Not all participants contribute but those that do contribute a higher amount. They recoup their costs via a company set up that receives the ground rent payments from those units who have not purchased but are required to pay their ground rent to the company.

Not all participants contribute but those that do contribute a higher amount. However, they only recoup their costs on the sale of those units which didn't initially contribute.

Those that wish to purchase the common hold but can not raise all the funds needed should be able to set up a not for profit company that takes out a loan to purchase this.

The not for profit company then will seek to recoup costs via agreed reasonable charges from all residents.

I do not agree that the purchase of common hold should be seen as an investment by third parties such as what currently happens in the case of third party freeholders that people like myself are tied to by the fact that we are leaseholders.
(6) (e) in some other way.

Comment: This is difficult.
A simple way would be to place a charge on the property and this is then recouped on the sale of the property.

However, it depends on how the purchase of freehold to achieve common hold was made possible. If a loan was obtained to purchase this then it needs to be paid back as quickly as possible and there is a risk that those who have contributed may feel disadvantaged if they need to pay back the loan but the ones who didn't contribute
(7) This should not be like some of the current leasehold ground rent charges. For example my ground rent doubles every 10 years. The charges should not be onerous so that they make those that have not participated feel that they are being held to ransom or penalised by those that have participated in common hold

## 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: I do not want a freeholder involved full stop. Commonhold is to make us free from hold and not a financial investment to third parties. I am unsure as to what you mean by variable service charge as currently service charges can increase as they are unregulated and uncapped.

If I chose to rent out my flat I am still responsible for ensuring that the service charges etc. are paid and this should be the same for commonhold. A person who rents a property i.e. didn't take out mortgage to buy the property so not a leaseholder and has under current legislation more rights then a leaseholder. These rights should not be effected if they are renting a property in a common hold building.

If a leaseholder does not participate in common hold and rents out their property for example buy to let then the rights of the tenant (i.e. the one renting the property from the leaseholder) should not be detrimentally effected.

The common hold charges i.e. costs for common areas and items (building insurance, reserve fund etc.) should be paid by the tenant or leaseholder or freeholder i.e. like service charges they are requirement and just because its common hold and someone hasn't invested in this does not mean they should not pay toward the upkeep of the common areas.

## Question 7:

Other
Comment: All to often we hear how first tier tribunals fail leaseholders i.e. are skewed towards freeholders.

It worries me that first tier tribunals will be used to block common hold applications by freeholders and those leaseholders who do not wish to participate.

It is not clear what you mean by obtaining the necessary consents, from whom and what are the necessary consents?

## Question 8:

Other
Comment: I can not imagine that anyone with a tenancy of 21 years or less would not want to take part in common hold as currently their only option is to extend their lease in the case of a flat/apartment. Many people are reporting how they are struggling to achieve lease extensions with assets (their homes) dwindling in value and costs to extend becoming exorbitant. From my understanding of this question it would allow those individuals to convert to common hold and so protect their home/asset.

HOWEVER if you mean someone who is simply renting the property i.e. didn't take out a mortgage or has financially invested in the property with the idea that gives them the right to sell then their consent is not needed for common hold acquisition as they do not own the property.

## Question 9:

Other
Comment: I am not sure what charges.
However, from what I understand is the term lender refers to the bank/building society etc. that has provided a mortgage. Therefore if there are any charges associated with the mortgage then these should be transferred automatically i.e. the home owners should not have to get consent from the lender to convert to common hold. In addition the terms of the mortgage should not be amended to disadvantage the lender i.e. the aim of common hold is to make things better for everyone and ensure that people like myself can actually own our flats in full.

## Question 10:

(1) Other (see below)
(2) Option 2 is the better of the two because the more that agree the better and prevents mixed type buildings i.e. common hold and leasehold. However, if only $50 \%$ agree but those that don't want to be common hold are required to become common hold then the $80 \%$ rule doesn't apply.

What is important is that those individuals such as myself living in flats are able to own our own properties and be free from hold and not be seen and used as a financial investment and money pot by third party investors.
(3) Depending on the building there are a variety of ways they could raise the funds to purchase the freehold and so be able to convert to common hold

All participants contribute and this would bring the costs down (ideal)
Not all participants contribute but those that do contribute a higher amount. They recoup their costs via a company set up that receives a payments from those units who have not purchased but are required to pay something like a ground rent to the company.

Not all participants contribute but those that do contribute a higher amount. However, they only recoup their costs on the sale of those units which didn't initially contribute.

Those that wish to purchase the common hold but can not raise all the funds needed should be able to set up a not for profit company that takes out a mortgage/loan to purchase this. The not for profit company then will seek to recoup costs via agreed reasonable charges from all residents.

I do not agree that the purchase of common hold should be seen as an investment by third parties such as what currently happens in the case of third party freeholders that people like myself are tied to by the fact that we are leaseholders.

## Question 11:

Other
Comment: There really isn't any other choice currently if you want to be free from hold and free from the being exploited by a freeholder who seeks to use our homes as an income stream.

HOWEVER in the case of those in buildings with 25\% commercial aspect they are denied under current legislation to be able to seek collective enfranchisement. My concern is that developers are using this loop hole to ensure that those who live in flats above commercial developments will never be able to be free from hold and therefore open to exploitation via selling on of the freehold for the purpose of creating a financial revenue for a third party and via service charges.

## Question 12:

(1) Yes

Comment: Totally agree as it might take longer than 12 months to get everyone to agree to convert to common hold. Therefore there should not be any time pressures as it might create difficulties for those who are seeking to convert to common hold
(2) Other

Comment: If individuals withdraw their consent will this jeopardise the conversion to common hold? If it does then personally I do not agree with individuals being allowed to withdraw their consent after claim notice is served.

In addition any collective application for enfranchisement needs to be fully explained clearly and in simple English to those applying i.e. if they withdraw their application there could be costs associated with this. I therefore feel that any collective application can only be stopped with a collective decision which must be clear i.e. not a whim.

## Question 13:

(1) Yes

Comment: I agree that these two processes can be completed in tandem. This would reduce the costs for those seeking collective enfranchisement and common hold and prevent the need for two separate applications being submitted.
(2) Yes

Comment: This would enable to home owners to easily provide the lenders with evidence.

## Question 14:

Other
Comment: I think the process needs to be made simple. If conversion of the FMC to common hold association is time consuming then there must be some process where the common areas are transferred to a common hold association and that the amalgamation from FMC to common hold association can occur without prejudice to those home owners who are part of the FMC and those who then become part of the common hold association.

I think what ever happens it needs to be simple, easy and clear to understand i.e. not require you to have a law degree to decipher.

## Question 15:

There should be a cap on the cost for this and it should be limited to no more than £700. If homeowners have had to go through collective enfranchisement I can assure you they will have paid through the nose to get this and would have had to pay their legal fees and the freeholders legal fees. So additional uncapped fees would not be acceptable.

Then it should be simple and easy process to complete the paperwork so that even if you don't have a law degree you can do this. It needs to be simple case of submitting all the necessary paperwork which should be clear from the onset as to what documentation and information you need i.e. documentation, evidence etc. which can then be processed and the confirmation documents released i.e. nothing like what currently happens in the case of leasehold extensions and enfranchisement.

## Question 16:

(1) Yes
(2) Currently those flat owners in mixed use buildings are unfairly disadvantaged in respect of seeking collective enfranchisement.

I feel it is important that it should be possible for non non commercial i.e. flats to obtain commonhold. However, I appreciate that commercial interests may have a louder voice. If a common hold process would allow all parties to be accommodated and ensure that flat owners are not disadvantaged in respect of parts of common areas or shared areas e.g. pay for something but have no say over the management or charges etc.

For those with shared areas that involve commercial aspects e.g. car parking, gardens etc. then a management company that the common hold flat owners have a say in respect of their appointment and also whether they are allowed to continue in the role as agent should be set up to manage these areas so that there is no opportunity for freeholders or those commercial units to complain. The management company must be independent i.e. not be like it is currently with many having ties to freeholders and the current system that many flat owners such as myself find our selves with i.e. abuse via service charges and maintenance charges. Important that this can not occur. Yes it might mean that commercial aspects have a vote in respect of the building but the flat owners must have majority say and vote.

## Question 17:

(1) Yes

Comment: I agree in principal providing that the flat owners are not disadvantaged or open to financial abuse such as what currently happens with service charges etc.
(2) Other

Comment: The one that is simplest, doesn't disadvantage flat owners and doesn't make commonhold over complex and impossible to achieve in multi use buildings. The reason for this is that there is a danger that developers will seek to build more multi use buildings because that creates a loophole and a way for developers to get round the need to create common hold and disadvantage anyone who purchases a flat in such developments.
(3)

## Question 18:

(1) Other

Comment: I am not sure, however from what I have read creation of sections may be beneficial in multi use buildings. However, if only optional then it will become unworkable and those who have purchased flats in such blocks will find themselves potentially disadvantaged.
(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: each option seems to have its advantages and disadvantages. What we don't want is a small group of people welding all the power and being able to do what ever they want without consultation and agreement

## Question 21:

(1) Other

Comment: It is important that common hold is created from the onset. If the only way to achieve this is for the developer to set up common hold association then that must happen that the flat owners then are associated to.
(2) Yes

Comment: This would prevent people just making decisions on a whim.
(3) Other

Comment: The only issue I have is that you might have $25 \%$ of those don't agree and feel disgruntled and so go to tribunal to make things difficult and create problems. I feel before you apply to tribunal you must demonstrate good cause i.e. that all other avenues have been explored and that there is clear reasons for going to tribunal. Tribunal should not be seen as whim for doing things because you don't like a decision.

## Question 22:

## Yes

Comment: Why should a commercial section have the same rights as someone who has brought a flat and sees this as their home and also investment i.e. to sell. Commercial units may frequently change hands or stand empty and therefore other sections must be protected. Also flats have different requirements to terraced houses.

## Question 23:

Yes
Comment: This would allow those who live in terraced houses to be seen as single unit.

## Question 24:

(1) Other

Comment: It must be possible for commohold association to combine two or more sections so it must be viable
(2) Other

Comment: As long as it does create opportunity for abuse.
(3) Other

Comment: There must be agreement and a minimum number of votes and clear rational for combining two or more sections

## Question 25:

(1) Other

Comment: I have some concern that this might create a loophole for developers i.e. to add things to the common hold that those who purchased at the beginning might not have agreed to. To be honest before they develop an area of land developers should have had building plans and descriptions etc. that went to planning permission so therefore any changes need to these need in respect of how it might impact on common hold must not be automatically applied without home owners consultation and agreement.
(2) I agree that statutory rights should be wide and include all matters likely to apply in the case of common hold. For example it might be appropriate at some date for those in a block of flats to retain control of an area of land outside their building or maybe land that is within their estate but currently no one is responsible for or is being misused.

## Question 26:

(1) No

Comment: I am concerned that if a development has several units it may have a majority share which could disadvantage those who have purchased homes e.g. flats in the building.

For example where I live the developer build several blocks of flats but due to the housing market crash/fall it took a long time for many of these to sell. Based on the above until these sold the developer would have had a majority vote and interest and therefore those individuals who purchased their flats even though they are common hold might find themselves at the mercy of the developer. This could also potentially create a loophole for developers to use to continue to have hold of a development. It could also potentially create a way for third party investors to still retain a financial interest in the development.
(2) No

Comment: see my response above in respect of my concerns.

## Question 27:

In addition they should not be able to change use of units e.g. into commercial properties without agreement from flat owners.

They should not be able to create onerous clauses which would prevent home owners from making amendments to their homes e.g. redecoration of flats or in the case of houses
prevent them from changing their front gardens or installing a shed or conservatory. In addition they should not be able to use common areas e.g. shared garden for alternative uses or to develop this at a later date e.g. build houses.

## Question 28:

## Yes

Comment: When a developer builds a block of flats it should not be for long term financial gain or to create long term control. Commonhold should mean free from hold from a developer or freeholder and those especially living in flats feel that they own their own homes.

## Question 29:

Any period between submission and registration would allow for the documentation to be carefully scruitinsed by solicitors for those individuals purchasing flats in a common hold so that they definitely know what they are purchasing and also allow for questions to be asked.

## Question 30:

No, it is important that accounts are filed so that there are no disputes and that there is clear insurance policies in place and any other requirements. IF we want common hold to be taken seriously and be adopted by developers then it must be of a high standard.

## Question 31:

(1) I am not sure there is but I don't have experience of company law. However it is essential that steps are created that help protect homeowners in a common hold block from losing their home due to debts for common/shared areas.
(2) It should be very clearly explained to those common hold unit holders (e.g. home owners) what this means i.e. in simple easy to understand English as not everyone is a lawyer.

The protection of the common hold unit holder i.e. the home owners asset are protected i.e. they are not a risk of losing their home if a CVA is applied and that this applies in the case where there is financial issues associated with the common/shared areas of the building.

## Question 32:

(1) Yes

Comment: This would protect those home owners so that they are not at risk of losing their home.
(2) Other

Comment: It must be proven without any doubt that the common hold association is irretrievably insolvent i.e. the administrator can not just make this decision.

All steps must be taken to engage with the common hold unit holders (flat owners etc.) to resolve the issues and that the common hold is not wound up.

## Question 33:

(1) Other

Comment: It would be necessary to have something else created as the building will require insurance and maintenance. Therefore it would be necessary for an alternative association to be appointed.
(2) In the case where the previous association insolvency was due to issues out of the control of those in residential units e.g. flats. If the insolvency was caused by the non payment of commercial units or businesses that go bankrupt that own a share of the common hold by virtue of owning a commercial unit etc. then I do not see why those in residential units should be penalised. In such cases those in residential units should be approached to see if they would like to set up an association where they are responsible.
(3) Other
(4) It is difficult to determine what factor and conditions.
the conditions should not be detrimental and mean that those in residential common hold units are penalised to the point they find that their homes are unsaleable.

## Question 34:

(1) Other

Comment: I feel it depends on what has caused the common hold association to be wound up i.e. where the debts were from. If it was non payment of common hold charges from residential units e.g. flat owners then yes they should be able to seek payment from them and if necessary via their mortgage lender or other ways of recouping their costs.

What we don't want is cases where flat owners think its ok if I don't pay everyone else will bail me out and takes a casual attitude to things. This could result in grievances from other flat owners especially if the common hold association is then put into administration due to non payment for services.
(2) Yes

Comment: See my response above.

## Question 35:

(1) Other

Comment: It is important that such restrictions do not create animosity from other residential home owners e.g. it maybe necessary for a home owner for a variety of reasons to have to rent their home out. However the CCS should have clear requirements in respect of this e.g. contact details for the individual who owns the property. These home owners become what is known as unintentional landlords and should not face penalties or
onerous restrictions from the CCS. They may already have restrictions via their mortgage lender and have to pay a fee to them to be allowed to rent out their property on a short term basis.

Buy to Let properties may need to be considered separately as often the owners for these properties are remote or difficult to get hold of.

AirBnB is another option that needs to be considered carefully and may require restrictions but again someone might wish to rent out a room in their home for a number of reasons and AirBnB might be the only option they have.

I feel that it should be clear that any form of rental needs to be clearly agreed and approved so that there is no risk of disagreements later on. This would be to protect the property owners in the long term. Those who rent out must also make it clear to those renting of the requirements in relation to clauses e.g. noise, unsocial behaviour etc.
(2) The private rental market is governed already and has clear regulations. What is important is that the CCS adheres to these.

However when being set up the owners of the residential flats/units may wish to create a clear set of requirements for short term rentals either private or social renting.

Any residential units rented out ensure that contact with the landlord is achievable from the CCS or common hold association.

## Question 36:

(1) No

Comment: This could potentially create a loop hole whereby the developer or a third party seeks to make financial gain from the property in the long term.
(2) No

Comment: Commonhold should be the equivalent of creating freehold for those in blocks of flats and enable those of us who purchase flats to actually have a chance of owning our homes outright once we pay off our mortgage. Any introduction of fees no matter how small would mean that we would not be free from hold and answerable to the developer or a third party of their choice.
(3) No see above. In addition often retirement properties have those individuals who can be the most vulnerable i.e. elderly. I therefore totally disagree with anything that might mean that they could be exploited and for a third party to have any hold over their homes.

## Question 37:

Unable to answer this as not sure what the local rules are. However there should not be anything that could potentially make common hold detrimental or create a financial revenue for another organisation or third party.

## Question 38:

(1) Other

Comment: Any amendments to the CCS must be reviewed by those home owners who are part of the common hold. It might be necessary to allow changes in respect of safety issues or changes to legislation and requirements e.g. fire regulations or financial regulations in respect of accounts etc.
(2) I do feel that there should be a high threshold to change most things e.g. $80 \%$, however if there is a requirement to change something related to safety (e.g. windows in high rise buildings no longer fit for purpose or locks on doors) or to ensure that the association is in line with current legislation then a $50 \%$ requirement should be sought.

I DO NOT feel that it should ever be $100 \%$ as this could potentially create stalemate and difficulties with getting anything agreed e.g. if someone is disgruntled and not happy they could vote against something and things will just not function or be able to happen. It is important that people don't feel that they can be held to ransom by someone but at the same time being fully aware of what is expected of them as homeowners in relation to their responsibilities and requirements in relation to their property and the common/shared areas.
(3) If agreement can not be reached in respect of making changes to address a serious safety issue or requirement to adopt legislation.

Or in respect of changing a residential unit into a commercial unit. It should be clear that I don't mean if someone works from home from home e.g. works in IT, some types of therapies, home based jobs (as this could discriminate against those with disabilities). Obviously some home based roles might not be appropriate in a flat e.g. those that require use of heavy machinery or machinery that creates a lot of noise so that it could effect the quite enjoyment of the other home owners.

So application to Tribunals should only be in extreme cases.
(4) Different. See my points above.

The documentation you have provided implies that special resolutions should require at least $75 \%$. However if you always need $100 \%$ then if only one person votes against then something can not go through and this could potentially create a situation where one person is disgruntled and decides to create difficulties.

I therefore feel a threshold of $75-80 \%$ for a majority of cases is fair.

## Question 39:

(1) Other

Comment: Not really sure what you are asking here. I feel that I need to legally trained to understand some of these questions.
(2) Yes, the directors of the commonhold association should be under such a duty

Comment: Why not. This makes common hold appear professional and also gives assurances to any one purchasing a unit within the block of flats and means that they can
make an informed decision in respect of purchasing. Transparency and openness is essential.

## Question 40

## Other

Comment: It depends on the schedules. In each case these should be considered and those owners of common hold units in different sections are consulted. What is important is that flat owners are not detrimentally effected or find themselves in a position where they are worse off or suddenly find themselves required to pay fees to a third party for things they have not agreed to.

## Question 41:

As I don't have personal experience of common hold I am not sure.
I do have knowledge of local rules for flats which I often find totally draconian e.g. no smoking in flats. If someone is a smoker providing that appropriate safety requirements are put in place e.g. fire exits clearly identified within the flat, escape routes, smoke alarms etc. then providing that they don't inconvenience others in the building I feel that this type of rule is unfair and I would rather they smoked in their own home then in the common areas ,the garden beneath other peoples windows or outside the front door. However, they may be required to ensure that the smell of smoke does spread into the common areas or other peoples flats.

No pets, again providing that the owner is made aware of responsibilities in respect of their pet (cleaning up after it etc.) why should they not be allowed a pet, often those who are house bound, elderly or with disabilities find having a pet beneficial.

We need to make sure that common hold is not seen as draconian or a way of making flat living unpleasant or open it up to people complaining about every little thing that their neighbours do.

However there maybe some things that need to be included e.g. no smoking of drugs or using the home to grow drugs as this will impact on the quiet enjoyment by other flat owners of their homes.

That playing loud music after 11 pm at night as this could effect others.
That residents should in the case of any works on their home e.g. replacement of bathrooms, kitchens, painting etc. that they are required to notify those residents around them so that they are not inconveniences or again prevented from enjoying their homes.

## Question 42:

Other

Comment: There should be a clear open transparent process for appointment of directors. It should not be jobs for the boys or opportunity for developers to appoint their friends or associates. It is also important that it is not controlled by a few individuals who are very vocal and seek to control things. There should be a limit to the number of times a person
can be appointed director unless there are special circumstances e.g. no one else wishes to do this and it is decided by all the units that appointing a managing agent/director is not feasible.

Currently directors must be appointed at the equivalent of an AGM and I feel that this is appropriate.

In the case of co-opted by existing directors I have concerns that it may create concerns in respect of directors appointing their friends. All directors must be appointed via a vote system in an AGM.

## Question 43:

## (1) Other

Comment: I feel that it should be written into the constitution of the CCS that it is possible to appoint professional directors or agents that will be paid by the association so preventing any confusion and making it open, clear and transparent from the beginning so there can be no arguments in the future and remove the need to apply to courts or tribunals.

There maybe situations when directors can not be appointed or directors need to step down for personal reasons and therefore in such cases an agent can be appointed to take over the management of the common hold areas to ensure protection for the unit holders. This would also prevent third parties from seeking to appoint directors or agents if they disagree with those running the common hold association.
(2) Other

Comment: See my response above
(3) Other

Comment: Only in extreme cases should applications be submitted to First tier Tribunal in respect of appointment of directors and that is why I feel it should be written into the constitution of the CCS/commonhold association that if a director can not be appointment at the AGM or equivalent that an independent director will be appointed and paid for by the common hold association.

## Question 44:

(1) This is a very good question and could potentially happen if someone buys of several flats in a block so owns several units which they then rent out. It is not unheard of that we have foreign investors or commercial investors buying up flats that they then rent out.

Currently under current legislation for enfranchisement or RTM they are given limited numbers of votes. I feel that this should also apply to common hold so that people don't have a majority vote and potentially squeeze out other owners.
(2) See my response above as to my concerns.

In the case of evidence that majority unit holders can be shown to be using their position to squeeze other owners out then clear simple application process should be possible to tribunal. However costs associated with this need to be considered. Often foreign investors and commercial investors will have the finances to take on a owner and this can skew things in their favour which is what currently happens to leaseholders when taking the freeholder or the management agent to tribunal. For example if a number of owners feel that the owner of a large number of units is not adhering and complying to the CCS then yes they should be allowed to take them to tribunal but it should not be David and Goliath situation. Tribunal costs should be capped so that this doesn't become a barrier to go to Tribunal. Also the other owners should not be responsible for legal fees of the other party.

It is therefore important that any application to tribunal must be because of failure of the CCS and breakdown of the association.

## Question 45:

(1) Yes as there is a possibility. Freehold management companies etc. are not regulated and often behave in ways that are not professional. There could be worries that they might abuse the system in respect of voting.

It is therefore essential that any voting process is transparent. In the case of a proxy vote that that person has been nominated clearly in advance by the person who is eligible to vote. The same for postal votes must be comply with current legislation.
(2) (1) a restriction on the number of proxy votes that any individual might hold (2) some other device (please specify). Restriction on the number of votes they can have if they own several units in the block of flats full stop e.g. if they own 6 units they should only be allowed 2 votes so that they can't have a majority at any point.

## Question 46:

(1) Yes

Comment: It is important that adequate and suitable insurance is obtained. Cost saving measures should not be sought in respect of insurance. Also insurance should not be seen as a way of creating kick backs for people.

It is important that those individuals who own units within the building are protected i.e. not held legally responsible for anything that occurs within the common areas for example if someones has an accident in a common area like the garden the unit holders are protected.
(2) Yes

Comment: Adequate and suitable insurance should be sought just like you would if you owned a house.
(3) Some insurance companies might be hesitant to insure such buildings/properties. However by having clear requirements and also robust legal requirements this should hopefully prevent any concerns in respect of insuring such properties.

## Question 47:

(1) Yes

Comment: Totally agree. All unit holders should be provided as a matter of principal a copy of the insurance policy. It should also be displayed in the building(s).

This is what is currently required and I don't see why it should change.
(2) Yes

Comment: Yes, again transparency and ensuring that unit owners are assured that insurance has been purchased. I personally have had issues with the company that I pay a service charge to in respect of notification of insurance and it has taken our freeholder nearly 6 months to provide this information so currently it looks like we have not had insurance for nearly 6 months.

If common hold is to be taken seriously then being able to provide insurance on an annual basis to all parties is a must.

## Question 48:

(1) No idea as I have not tried to find out. However as common hold becomes a viable option then I don't see why it shouldn't be generally available. Currently insurance companies might not be familiar with common hold so it might not be as easily available. However if common hold properties are set up professionally this should provide insurance companies with reassurance in respect of providing indemnity and insurance for such buildings and I feel it would be important that public liability insurance is available.
(2) Other

Comment: It depends on what exclusions and excesses you are referring to

## Question 49:

Other
Comment: This could be highlighted but not necessarily made mandatory like other insurance requirements.

## Question 50:

(1) Yes

Comment: This seems like basic common sense to me. All repairs should be done to a good standard and quality. All to often individuals like myself who live in flats feel very aggrieved by the fact that we pay high amounts in service charges but don't actually see anything for our money. For example the floor covering in my building hasn't been replaced in over 10 years and although several treads have become loose all they do is then drill holes in them and insert screws to hold them in place which sometimes come loose and stick up but the company that is responsible doesn't seem to think this is a problem. Everything is a battle with them to get any sort of decent service or repair.
(2) Yes

Comment: As part of maintaining any building there is going to be a number of things that over time need to be completed e.g. internal repainting and if necessary external repainting or possible external cleaning, replacement of internal floor covering, roof maintenance, insulation of wall cavity and roof etc.

If the building needs re-insulating then yes this should be part of the buildings long term maintenance plan and be functioned in and so cyclic repair funds or reserve funds should be available for this.
(3) Other

Comment: Again this needs to be very clear from the onset to those purchasing common hold units within buildings for example if the units are within a listed building it might be necessary to maintain the external features and maybe some of the internal features to specific requirements.
(4) Other

Comment: Not really sure what local rule means but if you mean that each unit owner should be responsible for the maintaining their homes to a decent standard and if there is a leak that originated in the unit then that unit owner should repair the leak.

For example if I have a burst pipe in my flat and it leaks into the flat below I need to get the leak repaired but I should also have taken out adequate insurance to cover the repair and damage to the properties.
(5) Other

Comment: Again not sure what you mean by local rule. However if you mean that the owners of these units are responsible for their own repairs both internally and externally like any other house owner would be then yes this should continue.

## Question 51:

(1) Other
(2) In the case of flats I do not feel that the common hold association should automatically have right of entry into a persons flat and the same in the case of common hold houses.

It should be clearly written into the associations rules when entry might be required and permission must be sought from the unit owner e.g. to check that adequate repair has been carried out to the roof if access to confirm this can only be easily got by entering the loft space located above the top floor flats (i.e. these have loft access within their units) or repair to a load baring wall located within the unit etc.
(3) Please see my answer above for examples when entry to units might be required
(4) There must be clear reasons for entry and this must be given in writing. Notice period must be provided and opportunity for discussion. Only in extreme cases should legal action be sought if refusal to allow entry happens

## Question 52:

(1) Other

Comment: I think any alternations that a unit holder makes inside their own unit/home that then impacts on common parts for example extending their patio area if they live on the ground floor could impact on the common garden areas, should only be allowed if there is agreement from other unit owners. The danger is if permission is not necessary people will just do what ever they like and could create significant problems later on
(2) Other

Comment: I think it depends on what is requested. IF it is going to impact considerably on the common areas and also possible create conflict e.g. utilising more of the common garden area then it should be voted on i.e. permission from all unit owners.
(3) Not Answered

Comment: There are very likely going to be some things that might be considered minor alterations but should still require consent from a majority of unit owners for example changing external lighting as this could impact on those properties/flats nearest the new lighting which could potentially result in them not being able to enjoy their homes because the light shines into their home.

## Question 53:

## Yes

Comment: Under current ways flats are serviced we don't have any say in long term contracts unless we go for RTM. It should be possible for common hold associations to terminate a contract if it is felt by the members/unit owners that they are not receiving good service or that the costs are prohibitive.

## Question 54:

(1) Yes

Comment: This means that people like myself who live in a flat if we were to be able to get common hold we should be allowed to cancel contracts that we feel are unsatisfactory and not providing us with suitable level of service.

Often developers appointed companies that we have no control over or say in what they do and common hold should allow unit holders to feel like they have a say
(2) Yes

Comment: I feel that 12 months is a good enough length of time to consider it as long term.
(3) Other

Comment: It depends on the how established the building is. For example for my block 6 months might be sufficient

## Question 55:

this doesn't really apply to my building but I appreciate that this might be the case in other buildings. In such cases all the details in respect of long term contracts should be provided to the common hold association in advance of its creation so that discussions can be had with these contractors so that they don't just remove the equipment and leave the unit holders with nothing and sufficient time is given to find alternatives.

## Question 56:

(1) Yes

Comment: ensure transparency and also agreement so no one can argue.
(2) Yes

Comment: This will mean that one person can not prevent things but also you need a high majority to get agreement
(3) Yes to ensure protection and continuity in respect of paying for services and prevent the possibility of the common hold association being open to becoming insolvent and owing to much money.
(4) If people buy a flat they should be aware that there will be associated costs with ensuring the building is maintained and kept in good repair, has an adequate sink fund and also insurance. Therefore providing that at least three quotes are received for each item (e.g. gardening, cleaning, window cleaning, repair costs etc.) then it would be unwise for people to disagree. If there has been a previous year of accounts and costs then at the very least these should be adopted again if agreement for new costs can not be achieved.

## Question 57:

(1) Other

Comment: It might not be appropriate to put a cap on improvements because we can not predict what the quotes will be and costs may increase. However it might be necessary to put a cap on some items so that unit owners have assurance that costs won't spiral
(2) Other

Comment: See above
(3) Yes

Comment: It might be necessary to remove a cap and by having 80\% agreement from unit owners that this be allowed.
(4) Yes

Comment: Hopefully this will stop the pay up first complain later mentality that we as flat owners currently endure.

## Question 58:

(1) Yes

Comment: This is necessary to protect everyone concerned and also ensures that there are monies available for emergency repairs etc.
(2) Yes

Comment: There should be clear differentiation for clarity, transparency and openness.
(3) Other

Comment: The unit holders via their AGM or alternative should be able to determine this fee. However it should be a reasonable amount to ensure that reserve funds are built up i.e. should not be set at $£ 5$ a month for a small building with less then 10 units as it will take years for them to build up a reserve fund
(4) Other

Comment: See above response
(5) Yes

Comment: Totally agree. The unit holders should be able to request a reserve fund or funds be set up
(6) Yes

Comment: Reserve funds are there for long term repairs that will become necessary as the building ages. IF the creditors claim is related to a repair that is something associated with the reserve fund then it should be paid from this.
(7) Yes

Comment: i should be protected.
(8) Yes

Comment: This will ensure that not just a few people can decide to use this
(9) No the reserve funds are there for a specific reason and other funds should be set up for such situations e.g. cyclic repair funds etc.
(10) Yes

Comment: When setting budget for the year these should be agreed at a AGM or equivalent.

## Question 59:

(1) Yes

Comment: In the cases where some flats or common hold houses have larger square foot they should pay more for example a penthouse flat should pay more than non penthouse flats this way it makes it fairer otherwise there could be disagreements e.g. I live in a one bedroom flat/unit but pay the same as three bedroom flat/unit this doesn't seem correct.
(2) each commonhold should have total flexibility

Comment: Yes as each common hold is different and unique for example my building is very different to the other building with flats in on the estate so why should we all be required to follow the same requirements and same costs.

## Question 60:

(1) Other

Comment: See my opinion above in respect of different units of different sizes being able to pay different amounts for certain things.
(2) The reserve fund and similar funds need to be maintained to ensure that they are viable and that adequate amounts are paid into for them to workable and fit for purpose.
(3) When you say internal floor area do you mean internal common areas like stairwells, hallways and communal landings etc. Then as part of the common hold charges maintenance of these areas would be covered.
(4) When you say internal floor area do you mean internal common areas like stairwells, hallways and communal landings etc. Then as part of the common hold charges maintenance of these areas would be covered.

In the case of commercial areas then it might be necessary to increase their contribution as such areas will have considerable more wear and tear and may need more repairs and maintenance then non commercial areas.

## Question 61:

(1) Yes

Comment: As long as it doesn't cost someone to purchase this when selling their property or that it has as short expiration date which is what currently happens with sales packs flat owners are now required to obtain.

It should be clear how much monies are available in reserve funds or other funds and whether there are any planned works and the cost for these.
(2) If such a certificate has a cost associated with it, it should be a minimal administrative amount and should not be onerous to produce or obtain.

Any planned works should be clear from the onset to all current and future owners of units. Any additional monies required for these works should be sought from funds already available
(3) Other

Comment: Any new owners should be made aware in advance of any works required and the costs associated with this.
(4) Yes

Comment: This will prevent abuse currently experienced by flat owners with the creation of sales packs. Another money making scheme created by management companies to extract more money from us. CUIC should not be open to abuse in respect of generating money from people
(5) If they are a good association they will be able to provide this within 14 days however some smaller associations managed by home/unit owners themselves might need additional time so it might be better to say 14 days with a maximum of 30 days if special dispensation is requested.
(6) CUIC should be amendable

Comment: Definitely should be amended able as mistakes happen and people should not be disadvantaged. It also adds to the professionalism of common hold association and the appearance of being open, transparent and not abuse its position.

## Question 62:

Unit owners should not be detrimental effected in cases where there is a need to raise emergency funding.

I am already hearing of stories where people are approaching their mortgage lenders for help with paying for lease extensions or enfranchisement and being refused which is unfair and is creating distress and anxiety for many who without this option can not extend their lease or purchase their freehold.

If common hold become more common and also is well regulated and associations have a professional aspect hopefully mortgage lenders will be less likely to say no, however if they continue to refuse then there should be some statutory body that a person can apply to before going down the tribunal route.

## Question 63:

(1) Not Answered

## Comment:

(2) Not Answered

## Comment:

## 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:

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

[^89]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

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:

It would allow people like myself to actually feel like we can actually own my own home which happens to be a flat. Currently even if I pay off my mortgage I will forever be held by a freeholder. Ground rent pays for nothing except to line the pockets of my freeholder. I have been open to financial abuse by the freeholder and have no say in the management of my building. My home is not a home, the dream of home ownership is impossible for flat owners under the current system of leasehold. People constantly having to extend their leases on flats to ensure that their leases don't fall below 80 years and if they don't then to extend becomes financially unviable for some people. leasehold has done nothing but create misery for me and thousands and thousands of other flat owners.

Commonhold is the only option to get rid of the freeholder in full and to give flat owners a true say in what their home and the building their flat is in.

## 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) Lack of availability

Lack of knowledge and information
resistance from developers
Negative perception that it is risky

It should be attractive, it should be encouraged by government and everyone, it should be seen as positive alternative and should be sold actively by estate agents and developers to potential home buyers. Robust legislation that demonstrates that those who enter into common hold are protected and not open to abuse
(2) As common hold becomes more visible and developers are encouraged to us it then it will become the norm. Currently leasehold is the norm because there really isn't anything else i.e. very very few builders are building common hold. There is one that I am aware of and he actually builds home not leases.

## Question 107:

Don't see why it should.

## Any further comments

i have answered as many questions as I can.
As someone in a small building with only 6 flats I wish common hold had been possible for me from the onset. Instead I am held to financial ransom by the freeholder that was sold my freehold without my consent by the developer as they were associated with each other for more than 2 years.

I have less rights then someone who rents a flat and feel powerless and not protected by current legislation.

Commonhold would actually allow me to own my home that I thought I would if I paid off my mortgage. It would mean that the place I call home could actually be home even though it is a flat just like it is possible for someone who owns a house.

## Name: Richard Wellesley

## Name of organisation: N/A

## Question 1:

No
Comment: 1. The freeholder consents; or
2. the leaseholders satisfy the qualifying criteria for collective enfranchisement, and acquire the freehold as part of the process of converting to commonhold.
3. Any one or more of the leaseholders can decide to purchase the freehold.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: Any leaseholder should be eligible.

## Question 4:

(1) No

Comment: It should be $50 \%$ by floor space of the building. (the larger units forming $50 \%$ of the building can have a casting vote).
(2) Yes

Comment:
(3) Yes

Comment:
(4) No.
(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;

Comment:

## Question 5:

(1) No

Comment: $50 \%$ by floor space of the units should be enough.
(2) Yes

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

Comment:
(7) All existing charges must have priority to this newly added charge.

## 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) Flying commonholds

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:
No.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

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

## Question 34:

(1) No

Comment:
(2) No

Comment:

## Question 35:

(1) No

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) 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) 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) Prescribed
(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) Agreed.
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: $80 \%$ support or $50 \%$ support plus approval of the Tribunal.
(4) No

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) No

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) Yes

Comment:

## Question 64:

Yes
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:

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:

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) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

## Comment: Not Answered

[^90](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: Adam Webb

## 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) If this results in the successful conversion to commonhold, then yes
(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) Other

Comment: I am not sure I understand the question
Yes
(3 \& 4)
(5) Building societies and community lenders such as credit unions
(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) After any charge placed by a local authority in respect of adult social care but before any other liabilities.

## 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) It can be difficult to convince people away from the status quo, particularly where a lot of flats are rented so you don't have chance to speak to the actual leaseholders because they live elsewhere. I would rather have the right to get out of the oppressive regime of a 'management company'.

## (3)

## Question 11:

Other
Comment: Most if not all freeholders will refuse I imagine, so this is steering all potential conversions down the collective enfranchisement process.

## 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:

I can see management companies with their extensive resources and legal teams being as recalcitrant as possible in dissuading / preventing leaseholders to convert, so the procedure must not in anyway facilitate this legal racketeering.

## 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:

I think making it as bureaucratically simple as possible will encourage more people to get involved in common hold associations

## 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) No

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) This is a potential issue, yes.
(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) If there are enough of them the market will respond accordingly
(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) No

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

Comment: I think people should have freedom for minor alterations and helps avoid unnecessary red-tape, but worth remembering that things as well as being a nuisance to other neighbours may negatively affect the outward appearance of a block.

## Question 53:

Other
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

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

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

[^91]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
Not Answered

Name: Peter Robins

## 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
(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:

## 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

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:

Issues with company structure
Apart from the issues with the lease not being appropriate to our situation, the main issue I have with the existing leasehold structure is that the standard commercially-oriented limited company is also not a good fit. I agree that there needs to be a 'legal person', which needs to have an address where it can be reached, and there needs to be a 'natural person' responsible for handling anything addressed to that. I have no problems with this legal person being a company, but the basic purpose of a limited company is to trade in some way, enable outside investors to take a stake in that trade and receive returns without being on the hook for debts if the company fails. None of this applies to leasehold/Commonhold: it does not trade in any way, there are no outside investors, no returns/profits, and no debts (even if a leasehold/Commonhold wanted to borrow money, I doubt whether banks would be willing to lend, though it may be that one or more flatowners puts forward some money to tide the company over temporary cash-flow issues). As you discuss, it's very unlikely that a Commonhold company would go bust. So I think the Commonhold legislation needs to specifically state that a Commonhold company is fundamentally different from a commercial one.

## Directors and members

You state that one of your objectives is to get rid of the 'them and us' situation of leasehold, but then go on to propose something similar with 'directors and us'. Not only that, but your proposal is actually worse than the current arrangement as it requires 2 directors rather than 1. As I see it, a Commonhold is more like a voluntary
association: it needs someone to deal with correspondence (a secretary), someone to pay bills (a treasurer), and one or more people to organise maintenance/improvements works. There also needs to be a formal process of documenting who is responsible for what, so anyone dealing with the Commonhold knows they are dealing with someone with the appropriate authority. This could all be done by one very active person, but could equally well be split up amongst several, as decided by the unitholders. We currently have 5 or 6 flat-owners doing various tasks, which I regard as a healthy situation. Either way, I don't see why you need directors. Company directors are there to provide strategic direction, but the direction, strategy and objectives of a Commonhold are not in any doubt. If larger properties want to have directors and appoint professional managers to maintain the property, fine, but I would question whether that's appropriate for smaller properties such as ours. We can decide informally who does what without it needing to be fixed in legislation. Nor do I see why any changes to who does what need to be reported to Companies House - what public benefit is there in this? The owners/members of the Commonhold are the flat-owners who are already recorded in the Land Registry; what benefit is there in duplicating this in Companies House? Finally, as your global comparison notes, having a limited company with directors is not needed in Scotland (or for that matter in any other country), so it's not clear to me why it would be needed in England.

## Financial reporting

The company is not there to trade or make profits, but purely to hold an asset, namely the freehold, on behalf of the flat-owners. This asset is not for sale, there is no market, and consequently it has no commercial value. The current balance sheet that we are required to submit to Companies House values this asset at its original cost price, but this is essentially meaningless. The balance sheet is consequently of no use to flat-owners, let alone anyone else, so having to submit it has always seemed to me pointless bureaucracy.

Our current lease stipulates that flat-owners should receive a list of expentiture plus a forecast of planned expenditure every 6 months. The planned expenditure is then used for setting the service charge for the next period, which people are then required to pay by the end of the month. We decided this was no longer appropriate where lessor and lessee are the same, and set a fixed charge which people pay by standing order. We then hold periodic meetings (these days people can communicate via email if unable to attend) to decide what works need doing, and whether additional payments are needed. I think Commonhold could usefully stipulate that expenditure reports should be made available regularly (this can easily be done online nowadays), and that all members should be properly consulted, but I think our experience is that anything else can be handled informally by mutual agreement rather than specified in legislation.

Taxation
One other aspect that I don't think you mention that arises out of the assumption that companies are there to make profits is that they are therefore liable to tax. HMRC agreed at the beginning to treat our company as dormant (I believe this is standard practice), but
they still feel obliged to write to us every so often to check this is still the case. As the company does not and never will make profits, this is also a piece of pointless bureaucracy.

So, if you are to make Commonhold attractive for our type of property, I think you need to come up with a simple structure with minimal reporting requirements that, even if a company is the appropriate structure, makes it clear that Commonholds differ from commercial companies, are non-profit-making and hence have no tax liability, have no outside investors, market value, and so forth. Any accounting needs to be based on income/expenditure, not profit/loss, and a balance sheet is not useful. If you can provide this, then it becomes much more attractive, and a much easier sell to my fellow flat-owners that it's worth spending whatever's necessary to change over. I don't however think it would work without everyone's agreement, and don't think it would be a good idea to go ahead without this.

## 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:
(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:

There are several clauses in our current lease covering things like not disturbing others with noise or blocking corridors with bikes/prams, also rights of access. I think these are applicable to all leases and so would be better part of the basic Commonhold statement rather than having to be written into each local agreement.

## Question 42:

Not Answered
Comment:

## Question 43:

## (1) Not Answered

Comment: For the past 30 years, I have lived in a small development with 2 purpose-built blocks of 82 -bedroom leasehold flats, similar to many others around the country.

The management by the landlord's agent when I moved in was very unsatisfactory, so 23 years ago the flat-owners arranged to buy the freehold from the landlord, establishing a management company to own the freehold and manage the property on behalf of the flatowners.

This has in general worked well, with most flat-owners contributing in some way without the need to spend money on external managers. I acted as company secretary for many years until health issues intervened.

Although some flats are rented out, most are owner-occupied; our needs may therefore differ from larger developments where buy-to-let is the norm.
(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) Not Answered

Comment:
(2) Not Answered

Comment:

## 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 55:

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## Question 57:

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## Question 59:

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## Question 84:

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## Question 85:*

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[^92]Comment:

## Question 86:

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## Question 93:

## Question 94:

Leasehold vs Commonhold
The lease is rather outdated and not intended for our situation where lessor and lessee are the same people, so in principle Commonhold should be ideal for us. I consequently looked into it when it was first introduced. But, although I could see some advantages, they didn't seem to me large enough to outweigh the costs and hassle of converting our existing leases.

You list advantages of Commonhold, but several of these do not really apply to us: our lease is a 999 -year one, so effectively there is no 'wastage of assets'; we passed a resolution at the beginning waiving the payment of ground rent, so this also isn't in practice an issue for us; plus we already manage the property jointly with our own little community, and have so far had little in the way of disputes.

It is in every flat-owner's interests to ensure the property is properly maintained.

I do however fully agree that it would be better to have standardised rules and regulations, plus the ability for governments to change these when appropriate without every lease in the land having to be changed. As you say, having standardised terms should make conveyancing much simpler, and hence cheaper. Our company is limited by shares and, as you note, changing to one limited by guarantee would simplify things, and remove unnecessary bureaucracy.

Nevertheless, I'm afraid I'm still not convinced that these advantages are sufficient to justify the cost and hassle of changing the existing structure.

## Question 95:

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## Question 103:

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## Question 105:

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## Question 106:

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## Question 107:

## Any further comments

It's probably not part of your remit, but I think it would be useful if government were to create a website specifically for Commonholds, laying out the duties, liabilities, and responsibilties in plain English. I'm thinking particularly of the frequently changing Health and Safety legislation, fire regulations/recommendations, requirements for data protection/privacy, and what recommendations there are with regards to lifts and accessibility in general. Few of our flat-owners over the years have had any expertise in these areas. Perhaps you can recommend this in your final report.

Name: Mrs Sally A Mills

## Name of organisation:

## Question 1:

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## Question 4:

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## Question 11:

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Question 42:

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## Question 85:*

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## Question 86:

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## Question 87:

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## Question 93:

## Question 94:

It is clearly time that the unfair practices that leasehold tenure brings needs abolishing and a fairer system should replace it.

## Question 95:

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## Question 98:

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## Question 102:

## Question 103:

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## Question 105:

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Question 106:
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Question 107:
Any further comments


[^0]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^1]:    - There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^2]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

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[^7]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^8]:    - There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^9]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^10]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

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[^52]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

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