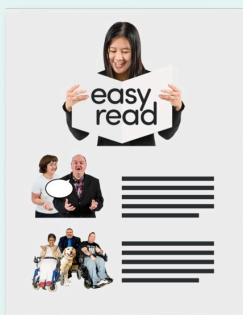


Inquiry into a new law to help leaseholders

Our report about what we found out



Easy read booklet



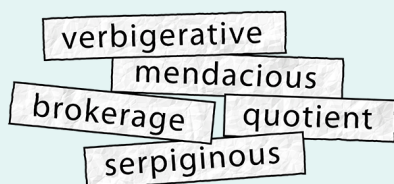
This is an Easy Read version of some information. It has words and pictures.



You might want help to read this booklet. You can ask someone to help you.

words

Some words are **black and bold**. This means we think they are difficult words.



Black and bold words are thicker and darker. We explain what they mean in a box like this.

Who we are and what we do



Housing, Communities
and Local Government
Committee

We are the **Housing, Communities and Local Government Committee** of the **House of Commons**.



A **committee** is a small group of people who meet to talk about a certain thing.



The **House of Commons** is part of **Parliament**.



Parliament makes laws in the UK and checks what the **Government** is doing.



The **Government** decides how to run the country.

About leaseholders



5 million people in England and Wales are **leaseholders**.



Leaseholders are people who own their home, but do not own the ground their home is on.



This can mean leaseholders

- have to pay for things like **ground rent** and the amount keeps going up.
- who live in a flat do not have much say in what happens to shared parts of their building.
- have to deal with workers that they did not choose.
- find it hard to sell their home when they want to.



Ground rent is the money you pay for the ground your home is on.

About this booklet



The Government wrote a **draft Bill** called the **Commonhold and Leasehold Reform Bill** to make the rules better for leaseholders.



Draft means it is not finished and might change. A **Bill** is a document that suggests new laws or how to change laws we already have.



We did an **inquiry** to check the Bill and to tell the Government how to make it better.



An **inquiry** is when you ask questions about something to find out information about it.



This booklet tells you what we found out and what we think needs to change.

About the Bill



If the Bill becomes law,

- leaseholders who own their home will be able to set up a **commonhold**.



Commonhold means they have control of the building.



- leaseholders will have better rules.



- there will be a **cap** on ground rent.

A **cap** means there is a maximum price and it cannot be more.

What we found out



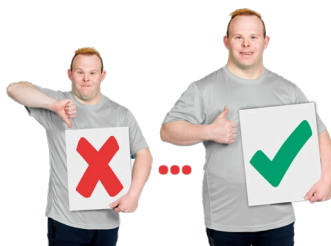
We asked lots of different people what they think about the draft Bill.



More than 7000 people who own their home filled in a survey to tell us what they think.



We thought about what everyone said and wrote some **recommendations**.



Recommendations are ideas and advice about how to make things better.

Our recommendations



We think the draft Bill will help leaseholders, but we want it to help more and to happen quicker.



Recommendation 1

The cap on ground rent should start before the end of 2027.



Recommendation 2

The Government want the cap on ground rent to get lower and lower. They want there to be no ground rent in 40 years.



The Government should explain how they chose 40 years. We recommend they think if a shorter time is possible.



Recommendation 3

There should be an organisation that checks **Managing Agents** and makes sure they do a good job.

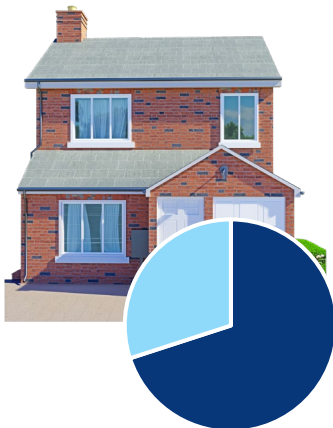


Managing Agents are the companies that look after the building or the ground for the owner.



Recommendation 4

The Government should make it clear who can vote on decisions when there is **shared ownership**.



Shared ownership is when someone owns part of their home and a company owns the rest. They must pay rent for the part the company owns.

What happens next



The Government must write a reply to our recommendations.



They can make changes to the Bill before it goes to Parliament and before it becomes a law.



We want the Government to take the final Bill to Parliament in Autumn 2026 and to make sure the system gets better for leaseholders.

The full version of this document is called
**“Pre-legislative scrutiny of the draft
Commonhold and Leasehold Reform Bill
Summary”**

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