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4 January 2011

Dear (Lib Dem MP)

### LEASEHOLD REFORM

I am writing to express concern at the failure of the Liberal Democrats to make any progress in giving effect to the promises you made to the country's three million leaseholders prior to the election.

In the summer 2009 edition of our newsletter we published an article written by Sarah Teather, then housing spokesperson for your party. I attach a copy of that article for your reference. There was much proposed in that article that accords with CARL's own aims:

- give leaseholders the right to quick and independent arbitration over service charges
- abolish forfeiture provisions in leases
- abolish the payment of 'marriage value' when leaseholders purchase their freeholds
- allow transfer from leasehold to commonhold if a 75% majority of the leaseholders in a block want it – and without prior consent of the landlord
- investigation of continuing service charge abuses, including building insurance

However you have achieved nothing in government for leaseholders so far – nor is there any sign of anything on the horizon. Instead we have received correspondence from the LibDem housing minister, Andrew Stunell, claiming that the "current legislative framework can deliver the right balance of rights and responsibilities between landlords and leaseholders". This view does not represent a compromise with the Conservatives, but a complete sell out – lock, stock and barrel.

We look forward to your observations on the above comments, and will publish the results in our next newsletter.

Yours sincerely

Nigel Wilkins  
Chair