

# **Regulatory Appraisal**

## **1. The Leasehold Valuation Tribunals (Procedure) (Wales) Regulations 2004**

### **2. Purpose and Intended Effect**

#### **The issue and objective**

These regulations regulate the procedure to be followed in connection with applications made to a leasehold valuation tribunal. They replace with amendments the Rent Assessment Committee (England and Wales) (Leasehold Valuation Tribunal) Regulations 1993 which are being revoked. The regulations take account of new powers available to leasehold valuation tribunals, which are designed to improve effectiveness and make provision for new types of applications arising from implementation of certain provisions of the Commonhold and Leasehold Reform Act 2002.

### **3. Risk assessment**

The leasehold valuation tribunals currently deal with a wide range of disputes involving residential leasehold property. There has been criticism of the workings of them in the past and the Commonhold and Leasehold Reform Act introduces new measures which consolidate the existing fragmented provisions and are designed to make the leasehold valuation tribunals more efficient and effective. Implementation of the new provisions and exercising the power to make regulations about the procedure will improve the way in which they work to address disputes between leaseholders and landlords.

### **4. Options**

The following options were identified :

Option 1: Do nothing.

Option 2: Issue new regulations.

### **5. Benefits**

Option 1:None.

Option 2 : This will ensure that improved procedures apply in Wales and that leasehold valuation tribunals can deal more effectively with the disputes that currently come before them and the new ones which the Commonhold and Leasehold Reform Act 2002 provides for.

## **6. Costs**

There will be no additional costs to the Assembly. The Rent Assessment Panel for Wales which the Assembly sponsors and which sets up leasehold valuation tribunals will carry out the new procedures within existing resources. There will be no effect on the business sector.

## **7. Issues of equity or fairness**

These changes will improve the way in which leasehold valuation tribunals operate so making them more efficient and effective when dealing with disputes from leaseholders and landlords alike.

## **8. Consultation**

As no additional costs are involved no consultation has been carried out in respect of this Regulatory Appraisal. However extensive policy consultation was carried out in Wales in August 2000 when the Commonhold and Leasehold Reform draft bill and consultation paper was issued.

## **9. Review**

The Welsh Assembly Government would be able to monitor the new system by feedback in correspondence provided by the public and regular meetings with the President of the Rent Assessment Panel in Wales.

## **10. Summary**

Two options were considered. Option 1 would achieve nothing but option 2 will ensure that new improved procedures were in place in Wales enabling leasehold valuation tribunals to be more efficient and effective.