

Jayne Bryant AS/MS
Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai
Cabinet Secretary for Housing and Local Government



Llywodraeth Cymru
Welsh Government

5th November 2024

Dear Darren,

Thank you for your written question (WQ94280) tabled for a response on the 7th October. You asked if I would provide an update on the action being taken by the Welsh Government to protect residential leaseholders in Wales from unacceptable increases in ground rents by their freeholders.

The Welsh Government has worked closely with the UK Government to reform leasehold law. This approach led to the passage of the Leasehold Reform (Ground Rent) Act 2022, which prevented the charging of ground rent for most new leases granted following its commencement on 30 June 2022. More recently, the Leasehold and Freehold Reform Act 2024 was passed in May. You can find a written statement explaining more about the contents of the Act [here](#).

A further Draft Leasehold and Commonhold Reform Bill was announced in the King's speech on 17 July this year. Part of the stated remit of the Bill is 'tackling existing ground rents by regulating ground rents for existing leaseholders so they no longer face unregulated and unaffordable costs'. I look forward to working closely with the UK Government on the development and implementation of this important legislation.

Yours sincerely,

A handwritten signature in black ink that reads "Jayne Bryant". The signature is written in a cursive, flowing style.

Jayne Bryant AS/MS

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Cabinet Secretary for Housing and Local Government

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.