

[Your Home address including postcode] Very important to identify you as a valid constituent to the MP!

Date

Dear **(Name of MP)**

I would like to take the opportunity to express my congratulations as my new Member of Parliament for X_Constituency.

I write to you as a leaseholder constituent and a member of the National Leasehold Campaign (NLC). The NLC has 32,000 members and has been campaigning for leasehold reform since 2017. In turn the NLC work closely with the leaseholders charity the Leasehold Knowledge Partnership who act as the Secretariat for the All Party Parliamentary Group on Leasehold and Commonhold Reform which was one of the largest APPGs in the last parliament.

Please write a little bit about your personal situation here. For example: as a leaseholder I have experienced ABC / My leasehold situation includes XYZ (escalating ground rents, increased service charges, zero transparency, building safety issues, poor communication/conduct from Managing Agent(s)/Freeholder). Also mention the personal impact the Leasehold Scandal is having on your life both financially and mentally.

The very important Leasehold and Freehold Reform Act 2024 (LAFRA 2024) was passed during the wash up at the end of the last Parliamentary session before the General Election. The Act changes nothing without urgent secondary legislation.

During the King's Speech on 17th July 2024 the new government confirmed it intends to implement LAFRA 2024 and go much further than the previous Government with a new draft bill planned for this session of parliament which will start to move to commonhold.

Until the reforms are enacted leaseholders remain in 'Limbo', trapped in an iniquitous and exploitative system with currently no way out. We have heard years of words and yet very little action to help end the Leasehold Scandal.

We need you to be at the heart of the reforms and urge you to help support us by taking the following steps:

1. Please join the APPG on Leasehold & Commonhold Reform. This is a cross-party issue which requires a cross-party solution. Please help us to work together to end the Leasehold Scandal. To join please drop the secretariat an email on appg@leaseholdknowledge.com. Alternatively please contact the Chair Mike Amesbury MP.
2. Please help campaign to ensure early commencement dates to "switch-on" the LAFRA 2024.

3. Please submit written questions on our behalf and ask verbal questions if you get the opportunity.
4. Please help campaign for further reform to the legislation to include:
 - Ground rent cap on existing leases - a peppercorn
 - Abolishment of Forfeiture and “Housing Act” Trap
 - Replacing Leasehold with Commonhold - A Draft Commonhold Bill
 - Abolish Fleecehold (including Estate Management Charges)
 - Regulation of Property Agents (RoPA)

Many thanks for your support.

Yours sincerely,

Your Name

Leaseholder Constituent