

Lesley Griffiths AC / AM  
Y Gweinidog Cymunedau a Threchu Tlodi  
Minister for Communities and Tackling Poverty



Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref P-04-573  
Ein cyf/Our ref LG/00080/15

William Powell AM  
Chair - petitions committee  
Ty Hywel  
Cardiff Bay  
Cardiff  
CF99 1NA

committeebusiness@Wales.gsi.gov.uk

27 January 2015

Dear Bill,

You again wrote regarding petition P-04-573 - *Call on the Welsh Government to Investigate the Residential Leasehold System in Wales*.

You asked me to respond to the issues raised by two pieces of correspondence. Byron Davies AM wrote regarding the concerns of his constituent. He actually wrote a similar letter to me, the response to which I enclose with this letter. In summary, though this matter is of a concern for his constituent and her family, it is not the same issue as the case involving the residents of the Elba estate, so should not be regarded as such.

The original petitioner, Ken Douglas, also wrote with further concerns following the decision by Swansea Council to reduce the levels of ground rents from those originally proposed. I am glad the Council have seen sense, and the ground rents have been applied at a more affordable level.

At the end of his letter, Mr Douglas calls for recourse against Local Authorities raising ground rents above an affordable or reasonable level. As I have previously stated to the Committee, the route for recourse is there, and has always been there throughout this process, through the Leasehold Valuation Tribunal.

Regards  
Lesley

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Bae Caerdydd • Cardiff Bay  
Caerdydd • Cardiff  
CF99 1NA

Wedi'i argraffu ar bapur wedi'i ailgylchu (100%)

English Enquiry Line 0845 010 3300  
Llinell Ymholiadau Cymraeg 0845 010 4400  
Correspondence: Lesley.Griffiths@wales.gsi.gov.uk

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Welsh Government

Ein cyf/Our ref LG/05389/14

Byron Davies AM  
Assembly Member for South Wales West

[Byron.Davies@wales.gov.uk](mailto:Byron.Davies@wales.gov.uk)

23 November 2014

Dear Byron

Thank you for your letter of 6 November, regarding a constituent who owns the lease on a house where City and County of Swansea is the freeholder.

Whilst I have sympathy with the circumstances you have outlined, the situation is very different to that of residents of the Elba estate. There is a clause in the lease allowing the freeholder to review and potentially increase rents on a periodic basis. Your constituent is coming close to the end of her lease and has been offered a lease extension or the option to buy the freehold.

Lease extensions are a very complex area and I would suggest your constituent contact the Leasehold Advisory Service (LEASE) who can offer her free, impartial advice. LEASE can be contacted on (029) 2078 2222, or by email: [wales@lease-advice.org](mailto:wales@lease-advice.org).

LEASE, though, are not able to represent individuals, so your constituent may also want to take her own legal advice in these particular circumstances.

I will ensure LEASE are made aware of the circumstances of this particular case, though I reiterate this is not a comparable issue to the ground rent increases levied upon the residents of the Elba estate.

Regards  
Lesley

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