**Activity 2: Group presentations**

A new Leasehold and Freehold Reform Act was enacted and became law on May 24, 2024. The new act offers several key changes aimed at helping leaseholders:

1. **Easier and less costly legal redress**: The Act makes it simpler and cheaper for leaseholders to challenge unfair practices legally.
2. **Increased transparency**: It brings greater transparency around service charges, requiring freeholders to justify the fees being charged to leaseholders.
3. **Extended lease terms**: New leases will automatically be for 990 years, rather than the previous standard of 99 or 125 years, providing longer-term security for leaseholders.

However, the Act does not cap service charges or completely abolish the leasehold system, which some campaigners feel does not go far enough.

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Source: [www.legislation.gov.uk](http://www.legislation.gov.uk)

In your small groups, prepare a presentation on the problems faced by leaseholders, the advantages and disadvantages of leasehold properties, and how the Leasehold and Freehold Reform Act 2024 might help. You have 15 minutes to prepare your presentations (use the space on the next page to make notes). Each group presentation should last   
2–3 minutes.

You might discuss issues like high service charges, limited control over the property and lease extensions. Compare the benefits of leasehold (such as lower initial costs) with its drawbacks. Use these questions to guide your discussion:

* What are the major challenges faced by leaseholders today?
* How does the Leasehold and Freehold Reform Act attempt to address these issues? Do you think the reforms go far enough?
* What are the advantages and disadvantages of leasehold ownership compared to freehold ownership? How does the Act impact these advantages and disadvantages?
* The Leasehold and Freehold Reform Act 2024 introduces several key provisions affecting freehold homeowners, too – research some of these to see how it aligns the rights of freehold homeowners more closely with those of leaseholders, promoting fairness and transparency in property ownership.

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| **Group notes for presentation:** |