



Ein cyf/Our ref WQ87293 / WQ87294

Andrew RT Davies MS
Senedd Regional Member for South Wales Central
Senedd Cymru
Cardiff Bay
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20 February 2023

Dear Andrew,

Thank you for your written questions of 30 January:

What consideration has the Minister given to reviewing the maximum contribution figure for repair bills which management companies can charge before they have to formally consult tenants? (WQ87293)

What consideration has the Minister given to reviewing the timescales for consultations on repairs which management companies are required to undertake if it will cost a tenant more than £250? (WQ87294)

Welsh Ministers have by regulations set the amount in excess of which landlords must consult leaseholders over plans for major works or qualifying long term agreements. This is currently set at £250 for major works, and £100 per year for qualifying long-term agreements, for each individual leaseholder.

These provisions ensure leaseholders are offered protection against having to pay excessive costs, or to pay for inappropriate works.

Provisions under Section 20ZA allow a landlord to apply to the tribunal for a determination to dispense with all or any of the consultation requirements where the tribunal considers it reasonable to do so. This mechanism could be used where a landlord believes that the works are urgent and need to be progressed quicker than the time allowed for by the consultation process.

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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.

Together with the UK government, we are pursuing far-reaching reforms to the legislation underpinning leasehold, in response to the recommendations of the Law Commission, and to some of the many hardships faced by leaseholders. As part of this work I remain interested in exploring what other areas may need reform in order to improve the experience of leaseholders. To this end I will keep under review the case for amendment to existing legislation, including service charge consultation requirements.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The script is cursive and fluid, with the first name "Julie" and the last name "James" written in a single continuous line.

Julie James AS/MS

Y Gweinidog Newid Hinsawdd