

**Carl Sargeant AC / AM**  
**Y Gweinidog Tai ac Adfywio**  
**Minister for Housing and Regeneration**



**Llywodraeth Cymru**  
**Welsh Government**

Ein cyf/Our ref OAQ(4)0456(LG)

Mr Byron Davies AC / AM  
Regional Assembly Member for South Wales West  
National Assembly for Wales  
11 St James Gardens  
Swansea  
SA1 6DY

29 July 2014

Dear Byron

During the plenary session of Wednesday 16 July, you asked a supplementary question of the Minister for Local Government and Government Business, Lesley Griffiths AM. It was with regard to the situation which has arisen in the Elba estate in Gowerton, in particular that we “commit to reviewing the whole leasehold system with a view to reforming it to protect vulnerable residents from these increases.” I am responding, as leasehold issues fall under my Ministerial portfolio.

It is my understanding that nothing has yet been finalised, and that talks are ongoing between the Council and representatives of the leaseholders.

Regardless of whether we have competence to make any changes to leasehold in Wales, to begin to plan legislation to counteract an unusual situation; indeed legislation which would come into force too late for these leaseholders, would be premature.

There have been concerns more widely expressed that such clauses may exist elsewhere, and not only in the leases which Swansea Council inherited. The Leasehold Advisory Service (LEASE) has advised my officials that they have found no evidence that this is the case. If you have any evidence to the contrary then please let me know.

I am copying this letter to Lesley for her information.

Yours sincerely

**Carl Sargeant AC / AM**  
**Y Gweinidog Tai ac Adfywio**  
**Minister for Housing and Regeneration**

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: Carl.Sargeant@wales.gsi.gov.uk  
*Printed on 100% recycled paper*