

Richard Fuller MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Rt Hon Rishi Sunak MP
Prime Minister
10 Downing Street
London
SW1A 2AA

Rt Hon Michael Gove MP
Secretary of State
Dept for Levelling Up, Housing and Communities
2 Marsham Street
London, SW1P 4DF

A handwritten signature in blue ink, appearing to be 'R Fuller'.

March 2023

Dear Prime Minister
Dear Secretary Gove

King's Speech : Legislation to regulate estate management charges levied on homeowners

We are writing to encourage you to include legislation in the King's Speech to protect freeholders from undue estate management fees and charges.

We have heard from many of our constituents concerned about management charges being levied on freeholders, particularly on new housing estates: charges that can run into the thousands of pounds and with limited rights for homeowners to challenge.

On many estates, issues such as street lighting, grass cutting and maintenance of shared areas are now dealt with by an array of management companies each charging a fee, rather than by local councils and being covered by council tax.

The government has already promised to act. In 2019, the Department for Levelling Up, Housing and Communities committed to "*legislate to give freeholders on private and mixed tenure estates equivalent rights to leaseholders to challenge the reasonableness of estate rent charges*".

In our view, it is imperative that the Government now acts on these promises and includes reform in the King's Speech.

Member of Parliament for North East Bedfordshire
Westminster: 0207 219 8602 Constituency: 01767 317224
Email: richard.fuller.mp@parliament.uk
Website: www.richardfuller.co.uk



Key issues that legislation could tackle include:

- 1) A **lack of transparency** about the service charges, including issues such as what the charges are levied for and what they cover.
- 2) A lack of accountability and **an inability to challenge service charges** in the way that it is possible for leaseholders to do.
- 3) **Inadequate services** being provided, often impacting on the quality of life of constituents.
- 4) A growing trend towards **the inclusion of random administration fees** often running into tens of thousands of pounds per development.

We appreciate that the pressures on legislative time are considerable but believe that providing time to address these issues would be warmly welcomed by many of our constituents and would fulfil a key outstanding commitment of the government.

We would be happy to meet with members of your teams to demonstrate how widespread are these issues and to share specific examples of some of the most egregious examples of fees being imposed on homeowners around the country

Sincerely

Richard Fuller.