



**28th August 2026**

**Subject: Prime Minister, Leaseholders Cannot Wait Any Longer**

Dear Prime Minister,

On behalf of the National Leasehold Campaign, representing more than 35,000 leaseholders across England and Wales, we congratulate you on becoming Prime Minister and wish you every success in your new role.

Today, your Government announced plans to make plug-in solar more accessible, with headlines highlighting potential savings of around £110 per year on household energy bills. We welcome any measure that helps households reduce costs and supports the transition to cleaner energy.

However, we must ask a simple question:

**Why are leaseholders still waiting for relief from unfair ground rents when the Government has already committed to a £250 cap that could deliver immediate financial benefits once implemented?**

For many leaseholders, an immediate cap on existing ground rents at £250 would save more than the annual savings currently being promoted through plug-in solar. The difference is that those savings would be guaranteed, immediate and felt by households from the moment the policy takes effect.

At a time when families are struggling with rising costs, there can be no convincing justification for continuing to permit the collection of what Parliament itself has effectively recognised as an unjustifiable charge. Ground rent provides no service, no maintenance, no repairs and no benefit to homeowners. It is a payment extracted solely because of an outdated legal framework that successive governments have promised to reform.

Leaseholders are already paying mortgages, service charges, insurance premiums and an ever-growing list of administration fees. Ground rent is simply an additional burden imposed on people who believed they were purchasing a home, not entering into a long-term income stream for a third party.

The Government's delay means leaseholders will continue paying millions of pounds collectively in ground rents that Ministers have repeatedly acknowledged have no legitimate consumer purpose.

An immediate cap on existing ground rents would provide direct financial relief to hundreds of thousands of households during a cost-of-living crisis. More importantly, it would send a clear signal that your Government is prepared to act decisively for existing leaseholders rather than asking them to wait once again for promised reform.

After more than a decade of commitments from successive governments, leaseholders are increasingly concerned that reform is becoming a process of perpetual delay. Every consultation, review, working group and legislative timetable has one thing in common: leaseholders continue paying while they wait.

Meanwhile, investors continue receiving income from a system that Parliament has already ended for virtually all new residential leases.

We are also concerned that today's plug-in solar initiative risks becoming another well-intentioned policy from which many leaseholders are excluded in practice.

In the National Leasehold Campaign's response to the Government's consultation, we highlighted significant barriers facing leaseholders. Most do not own or control the roofs, external walls, balconies or structural elements where solar equipment may need to be installed. Consent frequently rests with freeholders or managing agents, who may refuse requests, delay approvals or impose charges simply for granting permission.

Without specific protections, millions of leaseholders could find themselves excluded from a scheme that is being promoted as a nationwide household saving opportunity.

There is also a substantial risk that freeholders and managing agents will seek to profit from the policy through permission fees, administration charges and additional service charge costs, eroding or entirely eliminating the financial benefits intended for residents.

Leaseholders have already endured years of excessive administration fees, opaque charges and escalating service costs. Any energy-saving initiative designed to reduce household bills must benefit leaseholders directly and in full, not create new revenue opportunities for third parties.

**The reality is that leaseholders are facing a cost-of-living crisis within a cost-of-living crisis.**

While the country rightly focuses on food prices, energy costs and housing affordability, millions of leaseholders are also confronting soaring service charges, rising insurance costs, building safety liabilities, permission fees and continuing ground rent demands.

Unlike most consumers, they often have little ability to challenge these costs, negotiate them or seek a better alternative elsewhere.

Prime Minister, leaseholders are also looking to you for leadership on this issue. Since becoming Prime Minister, you have spoken about growth, housing, living standards and reducing the pressures facing working people, yet leasehold reform has remained notably absent from your public agenda. For millions of leaseholders trapped by an outdated and unfair system, that silence has not gone unnoticed.

We therefore respectfully ask you to change this position. Leasehold is not a niche issue affecting a small minority of homeowners. It impacts millions of people across England and Wales who continue to face unfair charges, limited rights and a system that Parliament has already acknowledged requires fundamental reform.

The Prime Minister's voice matters. A clear commitment from you to accelerate leasehold reform and provide immediate relief from unfair ground rents would send a powerful signal that leaseholders have not been forgotten and that your Government intends to deliver the change that has been promised for so long.

Prime Minister, your Government has an opportunity to demonstrate that it understands these pressures and is prepared to act.

We therefore urge you to:

1. Accelerate the £250 cap on existing ground rents at the earliest opportunity, ensuring leaseholders receive the promised financial relief as soon as possible.
2. Reduce the proposed 40-year sunset period. It should not take four decades to eliminate a charge that Parliament has already determined should not exist in new leases.
3. Accelerate wider leasehold reform measures and protections for existing leaseholders.
4. Ensure plug-in solar reforms specifically address leasehold barriers so that leaseholders are not excluded from energy-saving initiatives.
5. Prevent freeholders and managing agents from using plug-in solar installations as an opportunity to impose permission fees, administration charges or additional service charge costs.

Leaseholders have listened to promises for more than a decade. They have repeatedly been told that reform is coming, that change is imminent and that fairness is just around the corner. Yet every month they continue to pay charges that homeowners in virtually every other tenure would consider unimaginable.

An immediate cap on existing ground rents would be one of the clearest, fastest and most meaningful actions your Government could take to demonstrate that it is serious about delivering justice for existing leaseholders.

The National Leasehold Campaign stands ready to continue to work constructively with your Government to ensure that leaseholders finally receive the fairness, protection and security they have been promised for so long.

We would welcome the opportunity to meet with you to discuss these matters further.

Our homes should be places to live, not lifelong income streams for investors. Every month of delay means more money leaving the pockets of ordinary households for no tangible benefit in return.

Yours sincerely,

Katie Kendrick OBE



On behalf of the National Leasehold Campaign

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