
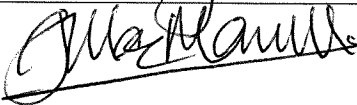


## NOTICE OF MOTION

To be submitted to the meeting of Full Council to be held on:

16 OCTOBER 2019

in accordance with Standing Order Number 6.

	Name (in capitals)	Signature
Proposer:	Councillor G Logan	
Seconder:	Councillor A MacManus	

### MOTION TO COUNCIL: LEASEHOLD OWNERSHIP

This Council calls for changes to leasehold home ownership to prevent Halton home owners being exposed to the risk of excessive ground rents, punitive fees and onerous contract conditions, stating what homeowners can and can't do to their own home.

Council notes that a significant number of houses and apartments in Halton are owned as leasehold and we call for government to introduce wide-ranging proposals, giving new and fairer rights to leaseholders.

Council resolves to write to the Secretary of State for Housing, Communities and Local Government urging that government take steps to:

- 1) End the sale of new private leasehold houses with direct effect and the sale of private leasehold flats.
- 2) End ground rents for new leasehold homes, and cap ground rents for existing leaseholders up to a maximum of £250 a year.
- 3) Set a simple fair formula for leaseholders to buy the freehold to their home, or commonhold in the case of an apartment.
- 4) Crack down on unfair fees and contract terms by publishing a reference list of reasonable charges, requiring transparency on service charges and giving leaseholders a right to challenge rip-off fees and conditions or poor performance from service companies.
- 5) Give residents greater powers over the management of their homes, with new rights for apartment owners to form residents' associations and by simplifying the right to manage.