



Ministry of Housing,
Communities &
Local Government

Baroness Taylor of Stevenage

*Parliamentary Under-Secretary of State for
Housing and Local Government*
2 Marsham Street
London
SW1P 4DF

Our reference: MC2026/06556

Mr Rhys Fowler
Via email

25th March 2026

Dear Rhys

Thank you for your petition dated 26 February to Matthew Pennycook MP to mandate councils to adopt unadopted estates and prevent double charging. I have been asked to reply.

The Government is committed to tackling the injustices with freehold estates, and in reducing the prevalence of private management arrangements.

In December last year we published two consultations: 'Enhanced protections for homeowners on freehold estates' and 'Reducing the prevalence of private estate management arrangements'. The first consultation focused on strengthening consumer protection for homeowners on freehold estates. It proposed making estate management companies more accountable and giving homeowners clearer rights to challenge charges. This included ideas such as requiring annual reports, standardised demands, improved information rights, a reasonableness test for charges, and allowing administration fees to be challenged at tribunal.

We intend to ban the use of draconian and outdated remedies for non-payment of arrears contained in sections 121 and 122 of the Law of Property Act 1925. We will also require estate rentcharge owners to serve notice before starting any enforcement action to recover arrears.

The second consultation contained proposals to reduce the prevalence of private estate management arrangements. It included proposals to reform amenity adoption and standards for new development, such as removing barriers to adoption, common adoptable standards, and mandatory adoption for certain amenities. It also explored proposals which would remove incentives that drive non-adoption.

The consultations closed on 12 March 2026, and we will include your petition as part of the consultative process the issue. Further details on proposed reforms and next steps will be set out in due course through the publication of the Government's response to the consultations and any subsequent policy announcements.

I anticipate the Government will be in a position to publish the findings of the consultations in due course.

Thank you for taking the time to write.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Taylor', written in a cursive style.

BARONESS TAYLOR OF STEVENAGE
Parliamentary Under-Secretary of State for Housing and Local Government