

A large flock of birds, likely swallows, is captured in flight against a bright, golden sunset sky. The birds are silhouetted against the intense light of the sun, which is positioned in the upper right quadrant, creating a strong lens flare effect. The sky transitions from a deep orange near the horizon to a lighter yellow towards the top. The birds are scattered across the frame, with a higher concentration in the center and right side. In the bottom left corner, there is a dark silhouette of a hill or forest. The overall mood is serene and hopeful, suggesting a bright future.

Real Estate UK  
Horizon Scanner  
Summer 2026

## Consultations

The following consultations are currently in progress, or have recently closed

Consultation	Detail	Closing Date	HL articles
<b>Law Commission consultation on Landlord and Tenant Act 1954</b>	<p>The government has commissioned a Law Commission review of the Landlord and Tenant Act 1954, and security of tenure provisions for business leases. An interim statement was published on 4 June 2025 indicating that:</p> <ul style="list-style-type: none"> <li>a contracting-out model of security of tenure will be retained;</li> <li>the list of excluded tenancies will remain as it is;</li> <li>tenancies of under 2 years (rather than the current 6 months) will be excluded from the Act.</li> </ul> <p>The Law Commission's second consultation paper will focus on the technical detail of how the 1954 Act might be reformed, including the contracting-out procedure.</p>	<p>The Law Commission's first Consultation Paper was published on 19 November 2024 setting out possible models for security of tenure. This closed on 19 February 2025. The Law Commission published its interim statement on direction of reform on 4 June 2025. The second consultation paper is currently awaited.</p>	<p><a href="#">UK Landlord and Tenant Act 1954: what might reform look like?</a></p> <p><a href="#">Hogan Lovells' new podcast keeping you up to date with what's new</a></p>
<b>Law Commission – 14<sup>th</sup> programme of reform</b>	<p>The Law Commission announced its 14<sup>th</sup> programme of reform on 4 September 2025. Commercial leasehold is one of its areas of focus, in particular:</p> <ul style="list-style-type: none"> <li>The Landlord and Tenant (Covenants) Act 1995</li> <li>The rights of first refusal under the Landlord and Tenant Act 1987.</li> <li>They will also carry out a scoping project, focusing on the law governing the maintenance, repair and upgrading of leased commercial buildings, including dilapidations, service charges and the interaction between environmental frameworks and commercial leasehold law to identify areas for reform.</li> </ul>	<p>Timings for next steps to be announced.</p>	<p><a href="#">Real Estate changes coming in 2026</a></p> <p><a href="#">The Law Commission's 14th programme of reform in the UK</a></p> <p><a href="#">Commercial Property Law Reforms</a></p>
<b>Consultation on the EPC regime</b>	<p>A consultation on reforms to the EPC regime was launched on 4 December 2024, which was open until 26 February 2025. This does not consider new minimum ratings by 2030 but focuses on how energy efficiency and environmental</p>	<p>The consultation closed on 26 February 2025. The government issued a partial response on 21 January 2026: <a href="#">Consultation outcome: Reforms to the Energy Performance of Buildings regime – partial government response</a></p>	<p><a href="#">The EPC reformation in England and</a></p>

Consultation	Detail	Closing Date	HL articles
<p><b>Consultation on improving the energy performance of privately rented homes</b></p>	<p>impact are assessed, how long EPCs should be valid for, proposes that an EPC must be in place throughout the term of a lease, not just at commencement, and removal of the exemption for heritage buildings. The government's partial response of 21 January 2026 confirmed that they intend to maintain the current ten-year validity period for reformed EPCs. They intend to publish a response to outstanding consultation questions on when DEC's are required, EPC and DEC data, managing EPC quality, Air Conditioning Inspection Reports, and additional questions, in 2026. In its partial response of 21 January 2026 the government said it plans to introduce four headline metrics for new-style domestic EPCs: fabric performance, heating system, smart readiness and energy cost. The new style domestic EPCs are expected to be launched in the second half of 2027. The government consulted on how these headline metrics should be calculated and used in practice on EPCs. This consultation closed on 18 March 2026.</p>	<p>Home Energy Model: Energy Performance Certificates consultation closed on 18 March 2026 and the outcome is awaited.</p>	<p><a href="#">Wales – changes on the horizon</a></p>
	<p>On 7 February 2025 the government published a consultation on requiring all privately rented homes to achieve a minimum EPC rating of C by 2030 (and, for new lettings, by 2028). The current required EPC rating is E. The consultation considers a number of ancillary provisions, including a £15,000 cap on the cost of improvements, and a potential exemption for landlords that have reached that cap. The consultation also considers the inclusion of short term lets (such as holiday rentals) within the scope of the minimum EPC rating.</p> <p>The government has confirmed in January 2026 it is indeed moving forward with its plans to require privately rented homes to achieve a minimum EPC rating of C by October 2030 and the cap on the cost of improvements will be reduced to £10,000.</p>	<p>The consultation closed on 2 May 2025.</p> <p>The government issued a response on 21 January 2026: <a href="https://assets.publishing.service.gov.uk/media/69722b193f2908a349040547/prs-homes-energy-performance-government-response.pdf">https://assets.publishing.service.gov.uk/media/69722b193f2908a349040547/prs-homes-energy-performance-government-response.pdf</a></p> <p>And a policy statement on 28 January: <a href="#">The New Decent Homes Standard: policy statement - GOV.UK</a></p>	<p><a href="#">Changes to MEES for private rented homes in England and Wales</a></p>

Consultation	Detail	Closing Date	HL articles
<p><b>Compulsory purchase reforms</b></p>	<p>On 20 December 2024, the Law Commission published a consultation on compulsory purchase reforms. The Law Commission considers that the law of compulsory purchase in England and Wales is fragmented, hard to access and in need of modernisation. The consultation sought views on ways in which to simplify, consolidate and modernise the law. It also looked at technical changes that may be needed to make the law work better. On 19 September 2025, the government published a factsheet outlining the government’s approach to reforms in the Planning and Infrastructure Bill. Key compulsory purchase reforms under the Planning and Infrastructure Act 2025 came into force from 18 February 2026. The Act introduces a series of operational and procedural changes designed to speed up land assembly and reduce administrative burdens, including:</p> <ul style="list-style-type: none"> <li>• greater flexibility in confirming CPOs subject to conditions (“conditional confirmation”);</li> <li>• streamlining of notice requirements and enabling electronic service of notices;</li> <li>• earlier possession powers and faster vesting procedures in certain circumstances; and</li> <li>• further provision in relation to compensation, including expanded application of “hope value” removal.</li> </ul>	<p>The Law Commission is currently analysing the consultation responses to its 2024 consultation, which closed in March 2025, and is expected to publish a final report and draft Bill in 2027 setting out a consolidated and reformed compulsory purchase code.</p>	
<p><b>New London Plan</b></p>	<p>Draft London Plan Guidance, jointly issued by GLA and the government to accelerate housing delivery, was published in October 2025. This includes:</p> <ul style="list-style-type: none"> <li>• Reduced cycle parking standards for new homes, student accommodation and large-scale shared living, applicable from 2025 to 2028;</li> </ul>	<p>The Draft London Plan Guidance consultation closed on 22 January 2026.</p>	

Consultation	Detail	Closing Date	HL articles
	<ul style="list-style-type: none"> <li>• More flexible design standards; and</li> <li>• Fast-track affordable housing route, allowing certain qualifying schemes to proceed without an upfront viability assessment.</li> <li>• A full draft London Plan is expected later in 2026.</li> </ul>		
<p><b>Consultation on transparency of land ownership involving trusts</b></p> <p><b>Draft National Policy Statement for Ports consultation</b></p>	<p>The consultation sought views on the government’s aim of increasing transparency of land ownership involving trusts, including widening access to trust information held on the Register of Overseas Entities. To help inform decisions on balancing the making of information available and legitimate concerns in sharing that information publicly, the consultation seeks views on what data would be most useful and why.</p> <p>On 4 June 2025, the Department for Transport published a consultation on revisions to the national policy statement (“NPS”) for Ports originally published in January 2012. The consultation set out the government’s strategic approach to the development of nationally significant infrastructure across various sectors. The Ports NPS was the first NPS to be published. Proposals made to the NPS for Ports were due to significant policy and economic changes that have led to structural amendments for port infrastructure since 2012. The consultation aimed to identify whether the draft revised NPS is fit for purpose.</p>	<p>Consultation closed on 21 February 2024 and its findings have not been reported.</p> <p>This consultation closed on 29 July 2025. As at mid-2026, the revised Ports NPS has not yet been formally designated and is understood to be under consideration by government following scrutiny and consultation responses. Final designation is anticipated but no confirmed timetable has been published.</p>	
<p><b>Consultation on tighter water efficiency standards in Building Regulations 2010</b></p>	<p>On 23 September 2025, Defra launched a consultation on amending Part G2 of the Building Regulations to tighten water efficiency standards in new housing developments, aiming to address water neutrality concerns, facilitate planning permissions, and support the government’s goal of reducing water usage in England by 20% per person per day by 2038.</p>	<p>The consultation closed on 16 December 2025. Defra is analysing responses, with changes expected in 2026.</p>	

Consultation	Detail	Closing Date	HL articles
<p><b>Consultation on the Draft National Planning Policy Framework (“NPPF”)</b></p>	<p>The draft NPPF was published in December 2025 and represents a significant restructuring and modernisation from the previous version, separating the framework into plan-making policies and national decision-making policies, with the latter to apply directly to planning applications and to carry overriding weight where local plan policies conflict. Some of the key proposed changes include:</p> <ul style="list-style-type: none"> <li>• Strengthened housing delivery measures, retaining the mandatory standard method for calculating housing need and expanding the presumption in favour of sustainable development, including for sites within settlements and for housing close to well-connected railway stations.</li> <li>• A clearer spatial planning role, requiring strategic planning authorities to prepare Spatial Development Strategies, and requiring local plans to adopt clearer spatial strategies and settlement boundaries.</li> <li>• A revised Green Belt and Grey Belt approach, signalling greater flexibility for land within or adjacent to the Green Belt to help meet housing needs.</li> <li>• Support for economic growth and infrastructure, including specific consultation questions on data centres, onsite energy generation thresholds and viability assessment standardisation.</li> <li>• Climate, nature and water-efficiency measures, with enhanced expectations for green infrastructure, water demand management, sustainable transport, and the reuse of materials.</li> <li>• Updated approach to design, encouraging more flexibility and improved usability of design-related guidance.</li> </ul>	<p>The consultation closed on 10 March 2026, and the government is currently analysing responses, with an updated NPPF anticipated thereafter.</p>	
<p><b>Reforms to the Statutory</b></p>	<p>The government published a consultation on 18 November 2025 proposing significant reforms to the statutory consultee system in planning. Key proposals include removing statutory consultee status from certain bodies (such as</p>	<p>The consultation closed on 13 January 2026, and the government is analysing responses.</p>	

Consultation	Detail	Closing Date	HL articles
<b>Consultee System</b>	Sport England, the Gardens Trust and Theatres Trust), revising referral criteria for major consultees, and introducing performance frameworks.		
<b>Digital Infrastructure - Planning Reforms</b>	The government launched an open call for evidence on 18 December 2025 on whether planning rules should be changed to accelerate deployment of digital infrastructure such as phone masts and broadband.	The call for evidence closed on 26 February 2026, with the government currently reviewing responses.	
<b>Consultation on Changes to Permitted Development Rights for Electric Vehicle Charging</b>	The Department for Transport published a consultation on 26 November 2025 proposing further changes to PD rights for electric vehicle (“EV”) charging infrastructure. The proposals include allowing multiple units of equipment housing in non-domestic car parks and introducing new PD rights for domestic cross-pavement charging solutions, to enable EV charging for households without off-street parking.	The consultation closed on 21 January 2026, and the government is considering next steps, with amendments anticipated.	
<b>Consultation on enhanced protection for homeowners on freehold estates</b>	The Ministry of Housing, Communities and Local Government launched a consultation on 18 December 2025 on proposals to give rights and protection to homeowners living on privately managed estates to take forward measures in the Leasehold and Freehold Reform Act 2024 to impose greater control on estate managers .	The consultation closed on 21 March 2026	
<b>Moving to commonhold: banning leasehold for new flats</b>	The Ministry of Housing, Communities and Local Government published a draft Commonhold and Leasehold Reform Bill on 27 January 2026 for pre-legislative scrutiny, and launched a consultation on banning new leasehold flats, seeking views on scope, timings, transitional arrangements and the commonhold framework.	<p>The consultation closed on 24 April 2026</p> <p>The <a href="#">House of Commons Committee report</a> has now been published, and contains these recommendations:</p> <ul style="list-style-type: none"> <li>• the £250 ground rent cap should come into force in late 2027, not late 2028 as currently proposed;</li> <li>• The 40 year period to transition to peppercorn ground rent should be reduced to 20 years;</li> <li>• The ban on new leasehold flats should be introduced as soon as possible.</li> </ul>	

Consultation	Detail	Closing Date	HL articles
		<p>The government has two months to respond to these recommendations, and its response to the <a href="#">consultation</a> on banning new leasehold flats is still awaited. The Commonhold and Leasehold Reform Bill was included as a government priority in the King's Speech.</p>	
<p><b>Redefining Category A Building work consultation</b></p>	<p>The government is <a href="#">consulting on proposals to reform the categorisation of building work to existing higher-risk buildings</a> (HRBs) by moving away from the requirement for building safety regulator's approval on <i>all</i> works to existing HRBS towards a more proportionate approach, taking into account the scale and complexity of the proposed works.</p>	<p>The consultation closed on 28 May 2026.</p>	
<p><b>Consultation on the New Towns Draft Programme</b></p>	<p>The government launched a consultation on 23 March 2026 on the New Towns Draft Programme and its environmental implications. The consultation concerns:</p> <ul style="list-style-type: none"> <li>• how the New Towns Draft Programme could operate in the seven proposed locations;</li> <li>• how new towns could be delivered and planned; and</li> <li>• the proposed approach to design and planning policy.</li> </ul> <p>The consultation also sought feedback on a Strategic Environmental Assessment report that examines:</p> <ul style="list-style-type: none"> <li>• local environmental limitations;</li> <li>• the combined impacts of new town developments; and</li> <li>• effective approaches to mitigation and ongoing monitoring.</li> </ul>	<p>Consultation closed on 19 May 2026. Following the close of consultation, the government intends to publish final proposals and confirm selected new town locations in Summer 2026, alongside a full response to the New Towns Taskforce recommendations.</p>	

Consultation	Detail	Closing Date	HL articles
<p><b>Planning committee reform (decision making)</b></p>	<p>On 26 March 2026, the government published a consultation on draft regulations and guidance relating to planning committee reform. The proposals seek to modernise planning decision-making, including by introducing a national scheme of delegation, enabling the Secretary of State to prescribe which applications should be determined by officers versus committees, and providing powers to control the size and composition of planning committees. The consultation also proposes a requirement for mandatory training and certification for planning committee members.</p>	<p>The consultation closed in April 2026, with regulations expected to follow.</p>	
<p><b>Planning fees consultation</b></p>	<p>On 23 March 2026, MHCLG launched a consultation on reforms to planning application fees. The proposals include the introduction of a new national default fee schedule based on approximately 90% cost recovery, alongside a framework to allow locally set planning fees. The consultation also considers restructuring fee categories, the introduction of surcharges to fund statutory consultees, and the future role of discretionary services such as Planning Performance Agreements.</p>	<p>The consultation closed on 18 May 2026, with the government now analysing responses.</p>	
<p><b>Spatial Development Strategies consultation</b></p>	<p>On 12 February 2026, the government launched a consultation on the geographical areas for Spatial Development Strategies (SDS). The consultation seeks views on the appropriate spatial scale for strategic planning across England, including alignment with mayoral devolution geographies and proposed Strategic Authorities.</p>	<p>The consultation closed on 26 March 2026, with SDS expected to form a key component of the reintroduced strategic planning system.</p>	
<p><b>Consultation direction (Secretary of State call-in / referral)</b></p>	<p>On 23 March 2026, the government launched a consultation on proposed changes to the Consultation Direction, requiring local planning authorities to refer certain applications to the Secretary of State. Proposals include new requirements to consult where authorities are minded to refuse major residential schemes (including 150+ dwellings), as well as circumstances where authorities are minded to grant permission.</p>	<p>The consultation closed on 4 May 2026.</p>	

## New and pending legislation and crucial cases

This covers future legislation where a Bill has been drafted and is passing through parliament; a forthcoming change in law; and recent changes that have come into effect as well as key cases.

Legislation	Detail	Date	HL articles
<b>Product Security and Telecommunications Infrastructure Act 2022 – commencement regulations</b>	The Product Security and Telecommunications Infrastructure Act 2022 (Commencement No. 4, Saving and Transitional Provisions) Regulations 2025 were made on 15 December 2025. The regulations bring sections 61 – 64 of the PSTIA 2022 into force on 7 April 2026 and change the valuation of Code rights in lease renewals under the Landlord and Tenant Act 1954 to a “no network” valuation model in line with the Code.	7 April 2026	
<b>Building Safety Levy</b>	<p>The Building Safety Act 2022 gave the government the power to impose a building safety levy on new residential buildings requiring certain building control approvals.</p> <p>The Building Safety Levy (England) Regulations were passed on 19 November 2025 and outline how the levy will operate. The regulations will come into force on 1 October 2026.</p>	1 October 2026	<p><a href="#">Real Estate changes coming in 2026</a></p> <p><a href="#">UK Building Safety Levy coming into force in Autumn 2026</a></p> <p><a href="#">Building Safety Act Hub</a></p>
<b>Remediation Bill</b>	The government has indicated it will introduce a Remediation Bill to parliament shortly, as part of its Remediation Acceleration Plan, which will require defective buildings to be remediated by certain deadlines with penalties for failure to comply. This was reiterated in the King’s Speech in May 2026.		<a href="#">The King's Speech 2026: What it means for UK construction</a>
<b>Contractual controls on land</b>	<p>On 9 March 2026 the government published a draft of The Provision of Information (Contractual Control) (Registered Land) Regulations 2026. The regulations, when made, will introduce a duty to register at the Land Registry information about certain land agreements, including options, pre-emptions, conditional contracts for sale, and rights associated with promotion agreements, where those agreements give a person the ability to control how land is used or developed.</p> <p>The regulations are expected to be made sometime in the first half of 2026, and they will come into force on 6 April 2027. There will be transitional provisions that affect agreements made between the date the regulations are made, and 6 April 2027. So if a relevant right is granted in</p>		<p><a href="#">UK Contractual controls register: what you need to know</a></p> <p><a href="#">HL Keeping it Real Estate - Real Estate changes coming in 2026</a></p>

Legislation	Detail	Date	HL articles
<p><b>English Devolution and Community Empowerment Act 2026</b></p>	<p>the transitional period of the regulations being made, and 6 April 2027, the required information must be submitted by 6 October 2027. The new regime creates a duty to provide to the Land Registry the relevant information each time a contractual control right is granted, assigned or varied so as to alter the contractual control information. The information must be provided within 60 calendar days.</p> <p>The Act received Royal Assent on 29 April 2026 and inserts a new section 54A and Schedule 7 into the Landlord and Tenant Act 1954 which prohibit upwards-only rent reviews, in leases granted after the new law comes into effect.</p> <p>In relation to “tenancy renewal arrangements” the ban on upwards-only rent reviews will affect any such arrangements entered into on or after 17 March 2026, as opposed to the date on which the Act comes into force. A tenancy renewal <u>arrangement is an arrangement between a landlord and a tenant for the grant of a new lease of the same premises to the same tenant, often by way of option</u>. In practice, this means that the prohibition on upwards-only rent reviews would apply to the rent payable under a new lease (both on a day one rent review, and subsequent reviews during the term) where that lease is granted to an existing tenant of the same premises pursuant to either a put or call option contained in a lease, or other contract, completed on or after 17 March 2026.</p> <p>The Act is not yet in force. Future regulations will set the date on which the prohibition on upwards-only rent reviews will take effect.</p> <p>The government has signalled that it will consult on the potential use of caps and collars in rent reviews. The timing for that consultation process is awaited.</p>		<p><a href="#">Real Estate changes coming in 2026</a></p> <p><a href="#">UK Real Estate: An end to upwards-only rent reviews?</a></p> <p><a href="#">UK Real Estate: Prohibition on upwards only rent reviews receives Royal Assent</a></p>
<p><b>Economic Crime and Corporate Transparency Act 2023 (ECCTA)</b></p>	<p>The corporate criminal offence of failure to prevent fraud came into force on 1 September 2025. It applies to large organisations, making them criminally liable if someone performing services for or on their behalf commits fraud for their benefit. Importantly, the offence isn’t limited to UK incorporated businesses, rather it requires only a “UK nexus” - meaning that one of the underlying fraudulent acts took place in the UK, or that the gain or loss occurred in the UK. Our Business Crime team is assisting clients with the preparation of their reasonable prevention procedures currently and are happy to answer any questions our clients may have on this.</p> <p>Section 196 of ECCTA has also reduced the level of seniority within a corporate of the employees or officers whose actions can create criminal liability for the corporate across a broad range of economic crime offences. This could include, for example, possessing or using the benefit from</p>	<p>1 September 2025</p>	

Legislation	Detail	Date	HL articles
	<p>environmental, planning or tax crimes. Under section 196 the actions, decisions or approvals of a ‘senior manager’ may be sufficient to establish intent.</p>		
<p><b>Article 67 of AML Regulation</b></p>	<p>Article 67 establishes an EU overseas entities register with a similar application to the overseas entities register established by the UK in 2022. From July 2027 non-EU companies directly or indirectly purchasing property in the EU will need to register as overseas entities and provide verified beneficial ownership information, which will impact UK companies investing in the EU.</p>		
<p><b>Renters’ Rights Act</b></p>	<p>The Renters’ Rights Bill received Royal Assent on 27 October 2025. The majority of the provisions of the Act came into force on 1 May 2026.</p> <p>The Renters’ Rights Act 2025:</p> <ul style="list-style-type: none"> <li>• removes assured shorthold tenancies, replacing them with assured periodic tenancies;</li> <li>• abolishes section 21 “no fault” evictions and introduces new grounds for termination;</li> <li>• limits rent increases to once a year, and in line with market rent subject to tribunal challenge;</li> <li>• introduces anti-discrimination provisions and a decent homes standard;</li> <li>• introduces an ombudsman and private rented sector database; and</li> <li>• introduces anti-bidding war provisions.</li> </ul> <p>The Assured Tenancies (Private Rented Sector) (Written Statement of Terms etc and Information Sheet) (England) Regulations 2026 set out the information which must be provided to leaseholders before assured periodic tenancies are entered into.</p> <p>The government issued a policy statement on 28 January confirming that a landlord database and ombudsman will be established later this year. The Decent Homes Standard will apply to the private rented sector from 2035 – 2037. Further guidance will be published later this year.</p>	<p>1 May 2026</p> <p>Decent Homes Standard to apply from 2035:</p> <p><a href="#">The New Decent Homes Standard: policy statement - GOV.UK</a></p>	<p><a href="#">Renters’ Rights Act comes into force today, 1 May 2026</a></p> <p><a href="#">Keeping it Real Estate – the Renters’ Rights Act 2025: What’s changing and what you need to do</a></p>
<p><b>Leasehold and Freehold Reform Act</b></p>	<p>The Leasehold and Freehold Reform Act (LAFRA) was passed on 24 May 2024 and makes changes including banning the sale of new leasehold houses (but not flats), increasing the standard lease extension terms, and removing the two year requirement to extend a lease/purchase the freehold.</p> <p>Various changes to the Building Safety Act were also introduced through LAFRA, which came into force in July and October 2024.</p>	<p>Passed on 24 May 2024.</p> <p>Removal of the two year rule came into force on 31 January 2025.</p>	<p><a href="#">The Leasehold and Freehold Reform Bill – the “effective destruction of the leasehold system”?</a></p> <p><a href="#">UK landlord and tenant: what does the upcoming election mean for leasehold reform?</a></p>

Legislation	Detail	Date	HL articles
	<p>Regulations removing the 2 year rule came into force on 31 January 2025 under the Leasehold and Freehold Reform Act 2024 (Commencement No. 2 and Transitional Provision) Regulations 2025. Previously leaseholders must have owned their property for at least 2 years before they could extend their lease or purchase their freehold.</p> <p>Changes to right to manage provisions came into force on 3 March 2025.</p> <p>The government published its response on permitted insurance fees for landlords, freeholders and property managing agents in July 2025, and has indicated it will publish secondary legislation in due course.</p> <p>A consultation on strengthening leaseholder protections over charges and services closed in July 2025.</p> <p>The government intends to consult on the valuation rates used to calculate the cost of enfranchisement premiums, and on implementing consumer protections against unfair charges but this has been delayed due to a judicial review of the legislation, which was dismissed in October 2025, but we understand the judgment is being appealed. .</p>	<p>Further secondary legislation and consultations awaited to bring it into force, and to set out further detail.</p>	<p><a href="#">The politics of housing: Changes to UK residential property law - beware the law of unintended consequences</a></p>
<p><b>Commonhold and Leasehold Reform Bill</b></p>	<p>The draft Commonhold and Leasehold Reform Bill was published on 27 January 2026. The Bill caps ground rents at £250 per annum, replaces forfeiture with a court based enforcement process, introduces changes to the commonhold regime with a view to making it the default tenure, and includes the promise of a future ban on new leasehold flats.</p> <p>The Bill is subject to a consultation (which closed in April 2026),The <a href="#">House of Commons Committee report</a> has now been published, and contains these recommendations:</p> <ul style="list-style-type: none"> <li>• the £250 ground rent cap should come into force in late 2027, not late 2028 as currently proposed;</li> <li>• The 40 year period to transition to peppercorn ground rent should be reduced to 20 years;</li> <li>• The ban on new leasehold flats should be introduced as soon as possible.</li> </ul> <p>The government has two months to respond to these recommendations, and its response to the <a href="#">consultation</a> on banning new leasehold flats is still awaited. The Commonhold and Leasehold Reform Bill was included as a government priority in the King's Speech.</p>	<p>Draft Bill published on 27 January, but has not yet been introduced to parliament and is still subject to pre-legislative select committee scrutiny. The committee has published its <a href="#">report</a> with its recommendations on amendments to the Bill. The government must respond within 2 months.</p>	<p><a href="#">Real Estate changes coming in 2026</a></p> <p><a href="#">UK government announces ground rent cap on existing leases</a></p> <p><a href="#">UK Leasehold Reform: Commonhold is coming</a></p> <p><a href="#">What is commonhold and what does it mean for the future of leasehold?</a></p> <p><a href="#">UK government announces ground rent cap on existing leases</a></p>

Legislation	Detail	Date	HL articles
		<p>The consultation closed in April 2026 and the government's response is still awaited.</p>	
<p><b>Levelling-Up and Regeneration Act</b></p>	<p>Please see attached links for concise detail on key aspects of the Levelling-Up and Regeneration Act 2023 (LURA). This Act introduces wide-ranging reforms in a number of areas, including planning, environmental protection, local democracy and regeneration. The following have been introduced recently under LURA:</p> <ul style="list-style-type: none"> <li>• SI 2026 No.169 (Commencement No.11) (2–25 March 2026), which brought into force LURA's new Local Plan-making system (Schedule 7) and transitional provisions for neighbourhood planning.</li> <li>• SI 2026 No.168 (Commencement No.10) (14 April 2026), which commenced expanded plan-making and development management powers for development corporations (UDCs, NTDCs and MDCs).</li> <li>• SI 2026/333 (24 March 2026), which preserves the operation of the existing Community Infrastructure Levy (CIL) regime until at least 31 December 2027.</li> </ul> <p>Although the Act originally provided for the introduction of a new Infrastructure Levy, the Government confirmed on 25 June 2025 that this Levy will not be implemented, and that developer contributions will instead continue to be secured through CIL and section 106, subject to further reform.</p>	<p>Received Royal Assent on 26 October 2023.</p> <p>The full rollout of the LURA plan-making system will be done by the end of 2026. Continued regulation-making for neighbourhood planning and regeneration powers will continue through late 2026/ early 2027.</p>	<p><a href="#">Levelling-up and Regeneration Act 2023: UK government planning and environment reforms become law</a></p> <p><a href="#">UK Levelling-up and Regeneration Bill – compulsory purchase power and the best of the rest</a></p> <p><a href="#">UK Levelling-up and Regeneration Bill – environmental outcome reports and heritage reforms</a></p> <p><a href="#">UK Levelling-up and Regeneration Bill – when things don't quite go to plan</a></p> <p><a href="#">UK Levelling-up and Regeneration Bill: IL, CIL and our old friend Section 106</a></p> <p><a href="#">Levelling-up and regenerating the English planning system – planning policy and "material" considerations</a></p> <p><a href="#">UK Environmental outcomes reports: evolution or revolution?</a></p>

Legislation	Detail	Date	HL articles
			<a href="#">UK: Compulsory purchase: a compensation masterclass</a>
<b>Terrorism (Protection of Premises) Act</b>	<p>The Terrorism (Protection of Premises) Act was given Royal Assent on 3 April 2025.</p> <p>The Act requires those with control over certain premises or events to take steps to reduce the vulnerability of the premises or event, and the risk of harm to individuals from acts of terrorism.</p> <p>Further regulations will need to be passed before it can take effect, and the government has indicated there will be a transitional period of 2 years to allow those responsible for premises caught by the Act to put the appropriate plans in place.</p> <p>The government published <a href="#">statutory guidance</a> on the Act in April 2026 and the Security Industry Authority (SIA) has opened <a href="#">a consultation</a> on how it will operate as the regulator under the Act, which is open until 12 June 2026.</p>	<p>3 April 2025</p> <p>Further secondary legislation awaited to bring the Act into force, and to set out further detail</p>	<p><a href="#">Protect-duty-what-does-this-new-duty-mean-for-owners-and-operators</a></p> <p><a href="#">The UK Terrorism (Protection of Premises) Act 2025 is here – are you ready?</a></p>
<b>Planning and Infrastructure Act</b>	<p>The Planning and Infrastructure Act received Royal Assent on 18 December 2025.</p> <p>The Act introduces a wide-ranging package of planning reforms, including changes to the NSIP regime, compulsory purchase, development corporations, spatial planning, and a new framework for Environmental Delivery Plans (EDPs) and the Nature Restoration Fund (NRF). Implementation is being phased through secondary legislation, with key provisions (including compulsory purchase reforms) coming into force on 18 February 2026. Other reforms – including changes to NSIP pre-application requirements, DCO procedures and the “opt-out” route – require further commencement regulations and guidance and are expected to be rolled out during 2026–27.</p> <p>The NRF/EDP regime is now progressing into delivery, with Natural England preparing the first EDPs (initially focused on nutrient pollution), expected to be consulted on in 2026 and implemented thereafter.</p>	<p>Secondary legislation has been and will continue to be rolled out throughout 2026–27.</p>	<p><a href="#">Politics of Housing in the UK: Can the Planning and Infrastructure Bill help deliver the homes the government has pledged?</a></p> <p><a href="#">Infrastructure in the UK: Can the Planning and Infrastructure Bill help clear the way for speedy infrastructure delivery?</a></p> <p><a href="#">The Planning and Infrastructure Bill in the UK: the best of the rest and what to expect next</a></p>
<b>The Planning (Flooding) Bill 2025-26</b>	<p>The Planning (Flooding) Bill 2025–26 was introduced as a Private Members' Bill on 24 June 2025. It aimed to strengthen how flood risk is considered in the planning process, including making Internal Drainage Boards statutory consultees for certain applications. The Bill did not</p>	<p>The Bill fell at the end of the parliamentary session.</p>	

Legislation	Detail	Date	HL articles
	<p>progress beyond first reading and fell at the end of the parliamentary session. No further progress has been made, and any similar proposals would need to be reintroduced in a future session.</p>		
<p><b>Fire Safety (Residential Evacuation plans) (England) Regulations 2025</b></p>	<p>These regulations will come into force on 6 April 2026 and require responsible persons of “specified residential buildings” (meaning a building with two or more domestic premises which is over 18 metres/7 storeys tall, or is over 11 metres and has a simultaneous evacuation strategy) to identify and support vulnerable residents who may need assistance leaving the building in the event of a fire, including emergency evacuation statements for relevant residents, and a building emergency evacuation plan for the building.</p>	<p>The Regulations came into force on 6 April 2026</p>	
<p><b>Building Safety (Wales) Act 2026</b></p>	<p>The Act introduces a building safety regime for multi-occupied residential buildings in Wales, and its scope is wider than the Building Safety Act (which applies to buildings in England), as it applies to “regulated buildings” which includes buildings with two or more residential units regardless of height.</p> <p>Regulated buildings are then divided into risk categories, with certain fire safety duties applying to <i>all</i> regulated buildings (Category 1, 2 and 3 buildings), with more stringent fire safety and structural safety requirements for Category 1 and 2 buildings (over 18 metres/7 storeys, and over 11 metres/5 storeys respectively) including registration with the regulator.</p> <p>The Act sets out requirements for registering buildings, fire safety duties, structural safety duties, golden thread obligations, and duties on the Accountable Person/Principal Accountable Person, and is set out in more detail in the <a href="#">explanatory memorandum</a>.</p> <p>The Act only applies to occupied buildings; there is a <a href="#">separate regime for the construction phase of higher-risk buildings under the Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025</a> which will come into force from 1 July 2026. Higher Risk Buildings are <a href="#">defined more broadly in Wales</a> to include buildings over 18 metres/7 storeys with 1 residential unit (rather than the 2 required in England).</p>		
<p><b>New Local Plan system under LURA 2023</b></p>	<p>New Local Plan regulations under the Levelling-up and Regeneration Act 2023 came into force on 25 March 2026, replacing the 2012 plan-making regime. A dual-running period will apply until 31 December 2026. Further guidance and implementation detail will be rolled out through 2026.</p>	<p>25 March 2026</p>	

Case	Detail	Dates	HL articles
<p><b>Building Safety Act Cases</b></p>	<p>The Supreme Court is due to hear the Triathlon Homes and Hippersley Point appeals relating to operation of Schedule 8 of the BSA (qualifying leaseholder protections against service charge costs) in 2026 (hearing date not yet confirmed).</p> <p>Almacantar Centre Point Nominee Ltd v De Valk and Others will be heard by the Court of Appeal in October 2026 The case deals with when cladding remediation applies, and what “cladding”, “cladding system”, “cladding remediation” and “unsafe” mean within the Building Safety Act 2022.</p>		<p><a href="#">UK First Tier Tribunal: Pre-Building Safety Act costs recoverable under Remediation Contribution Orders</a></p> <p><a href="#">Keeping it Real Estate: Building Safety Act roundup</a></p> <p><a href="#">Keeping it Real Estate: 2025 case roundup</a></p>
<p><b>London Trocadero (2015) LLP v Picturehouse Cinemas Ltd and others</b></p> <p><b>R (ARC Time Freehold Income Authorised Fund and others) v Secretary of State for Housing, Communities and Local Government</b></p>	<p>The landlord was ordered to refund certain sums in respect of insurance commissions.</p> <p>The High Court rejected a judicial review challenging provisions of the Leasehold and Freehold Reform Act 2024 (LAFRA), including the removal of marriage value, ground rent caps, and the exclusions of legal costs. An appeal is expected.</p>	<p>The Court of Appeal is scheduled to hear the appeal by/in June 2026</p>	<p><a href="#">The end for landlords' insurance commissions?</a></p>