

Real Estate UK Horizon Scanner Spring 2026



Consultations

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

Consultation	Detail	Closing Date	HL articles
Law Commission consultation on Landlord and Tenant Act 1954	<ul style="list-style-type: none"> The government has commissioned a Law Commission review of the Landlord and Tenant Act 1954, and security of tenure provisions for business lease. An interim statement was published on 4 June 2025 indicating that: a contracting-out model of security of tenure will be retained; the list of excluded tenancies will remain as it is; tenancies of under 2 years (rather than the current 6 months) will be excluded from the Act. <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 technical consultation is currently awaited.</p>	<p>UK Landlord and Tenant Act 1954: what might reform look like?</p> <p>Hogan Lovells' new podcast keeping you up to date with what's new</p>
Law Commission – 14th programme of reform	<p>The Law Commission announced its 14th 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"> The Landlord and Tenant (Covenants) Act 1995 The rights of first refusal under the Landlord and Tenant Act 1987. 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. 	<p>Timings for next steps to be announced.</p>	<p>Real Estate changes coming in 2026</p> <p>The Law Commission's 14th programme of reform in the UK</p> <p>Commercial Property Law Reforms</p>

Consultation	Detail	Closing Date	HL articles
<p>Consultation on the EPC regime</p>	<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 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 has now 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, ACIRs, and additional questions, in 2026. In its partial response of 21 January 2026 the government has said it plans to introduce four headline metrics for new-style domestic EPCs: fabric performance, heating system, smart readiness and energy cost. The government is now consulting on how these headline metrics should be calculated and used in practice on EPCs. This consultation closes on 18 March 2026.</p>	<p>The consultation closed on 26 February 2025. The government issued a partial response on 21 January 2026: Consultation outcome: Reforms to the Energy Performance of Buildings regime – partial government response</p> <p>Home Energy Model: Energy Performance Certificates consultation closes on 18 March 2026.</p>	<p>The EPC reformation in England and Wales – changes on the horizon</p>
<p>Consultation on improving the energy performance of privately rented homes</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. This maximum investment of £10,000 per property is aimed at driving the delivery of fabric measures, smart measures and low carbon heating.</p>	<p>The consultation closed on 2 May 2025.</p> <p>The government issued a response on 21 January 2026: https://assets.publishing.service.gov.uk/media/69722b193f2908a349040547/prs-homes-energy-performance-government-response.pdf</p> <p>And a policy statement on 28 January:</p> <p>The New Decent Homes Standard: policy statement - GOV.UK</p>	<p>Changes to MEES for private rented homes in England and Wales</p>

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Compulsory purchase reforms	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.	The Law Commission is currently analysing the consultation responses Its final report will be accompanied by a draft Bill showing what a consolidated and reformed compulsory purchase code might look like, due to be published in 2027.	
New London Plan	<p>The consultation on “Towards a New London Plan”, published by the Mayor of London, closed in June 2025. A subsequent consultation on the Draft Integrated Impact Assessment Scoping Report was open from 19 December 2025 to 30 January 2026. A full draft London Plan is expected later in 2026.</p> <p>In addition, 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"> • Reduced cycle parking standards for new homes, student accommodation and large-scale shared living, applicable from 2025 to 2028; More flexible design standards; and • Fast-track affordable housing route, allowing certain qualifying schemes to proceed without an upfront viability assessment. 	<p>The consultation was open for six weeks from 19 December 2025 to 30 January 2026.</p> <p>The Draft London Plan Guidance consultation closed on 22 January 2026.</p>	
Consultation on contractual controls on land	This consultation considered the government's plans to provide a more transparent picture of controls on land through the creation of a freely accessible dataset. Part 11 of the Levelling Up and Regeneration Act (LURA) gives the government the power to collect and publish information about “contractual control agreements” – meaning option agreements, pre-emption agreements, conditional contracts, and promotion agreements (but excluding overage and clawback agreements) – which are “used to control land short of outright ownership”. The proposed regulations would require the grantee of a “contractual control agreement” which subsists for more than 12 months entered into from 6 April 2021 onwards to provide information digitally about the agreement.	Consultation closed on 20 March 2024 and its findings have not yet been reported.	
Consultation on transparency of land ownership involving trusts	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.	Consultation closed on 21 February 2024 and its findings have not been reported.	

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Draft National Policy Statement for Ports consultation	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.	This consultation closed on 29 July 2025. The draft revised NPS for Ports is now undergoing parliamentary scrutiny, with final designation expected in 2026.	
Consultation on tighter water efficiency standards in Building Regulations 2010	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.	The consultation closed on 16 December 2025. Defra is analysing responses, with changes expected in 2026.	
Consultation on the Draft National Planning Policy Framework (“NPPF”)	<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"> • 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. • 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. • 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. • Support for economic growth and infrastructure, including specific consultation questions on data centres, onsite energy generation thresholds and viability assessment standardisation. • Climate, nature and water-efficiency measures, with enhanced expectations for green infrastructure, water demand management, sustainable transport, and the reuse of materials. • Updated approach to design, encouraging more flexibility and improved usability of design-related guidance (to be supported by the below Design & Placemaking PPG). <p>In addition, On 21 January 2026, MHCLG published a draft consolidated Design and Placemaking Planning Practice Guidance (PPG) for consultation. The draft guidance creates a single streamlined document intended to support the new draft NPPF. The consultation runs until 10 March 2026.</p>	Consultation opened on 16 December 2025 and closes on 10 March 2026.	

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Reforms to the Statutory Consultee System	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 Sport England, the Gardens Trust and Theatres Trust), revising referral criteria for major consultees, and introducing performance frameworks.	The consultation closed on 13 January 2026, and the government is analysing responses.	
Digital Infrastructure - Planning Reforms	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 consultation closes on 26 February 2026.	
Consultation on Changes to Permitted Development Rights for Electric Vehicle Charging	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.	
Consultation on enhanced protection for homeowners on freehold estates	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 closes on 21 March 2026	
Moving to commonhold: banning leasehold for new flats	The Ministry of Housing, Communities and Local Government launched a consultation on 27 January 2026 on the government’s proposed approach to banning new leasehold flats and seeks views on scope, timings, transitional arrangements and the commonhold framework.	The consultation closes on 24 April 2026	

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
Product Security and Telecommunications Infrastructure Act 2022 – commencement regulations	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	
Building Safety Levy	<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>Real Estate changes coming in 2026</p> <p>UK Building Safety Levy coming into force in Autumn 2026</p> <p>Building Safety Act Hub</p>
Remediation Bill	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.		
RICS Service Charge Professional Standard	The new edition of the RICS Service Charge Professional Standard came into effect on 31 December 2025.	31 December 2025	
English Devolution and Community Empowerment Bill	Section 71 is intended to prohibit certain terms in commercial leases, including those prescribing upwards-only rent reviews, in leases granted after the new law comes into effect. The Bill has passed through the House of Commons and is currently in the House of Lords. Further detail is awaited in forthcoming Regulations. Our article gives further information		<p>Real Estate changes coming in 2026</p> <p>UK Real Estate: An end to upwards-only rent reviews?</p>
Economic Crime and Corporate Transparency Act 2023 (ECCTA)	<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 environment, planning or tax crimes. Under section 196 the actions, decisions or approvals of a ‘senior manager’ may be sufficient to establish intent.</p>	1 September 2025	

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<p>Article 67 of AML Regulation</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>Renters' Rights Act</p>	<p>The Renters' Rights Bill received Royal Assent on 27 October 2025. The majority of the provisions of the Act will come into force on 1 May 2026.</p> <p>The Renters' Rights Act 2025</p> <ul style="list-style-type: none"> • removes assured shorthold tenancies, replacing them with periodic tenancies; • abolishes section 21 "no fault" evictions and introduces new grounds for termination; • limits rent increases to once a year, and in line with market rent subject to tribunal challenge; • introduces anti-discrimination provisions and a decent homes standard; • introduces an ombudsman and private rented sector database; and • introduces anti-bidding war provisions. <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 included in assured periodic tenancies.</p> <p>The government issued a policy statement on 28 January confirming that the Decent Homes Standard will apply to the private rented sector from 2035. Further guidance will be published later this year.</p>	<p>1 May 2026</p> <p>Decent Homes Standard to apply from 2035:</p> <p>The New Decent Homes Standard: policy statement - GOV.UK</p>	<p>Real Estate changes coming in 2026</p> <p>Renters' Rights Act: Implementation roadmap now published</p> <p>UK real estate: Renters' Rights Bill receives Royal Assent</p> <p>UK private rented sector: white paper published</p> <p>UK Renters Reform Bill – big changes afoot in the private rented sector</p> <p>UK-renters-reform-bill-update</p> <p>UK Renters Reform Bill: delayed subject to court reforms</p> <p>The Renters' Rights Bill – What's new?</p>

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Leasehold and Freehold Reform Act	<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>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>The government had indicated changes to right to manage provisions would be implemented in early 2025 plus changes to service charge provisions.</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 in 2025.</p>	<p>Passed on 24 May 2024.</p> <p>Removal of the two year rule came into force on 31 January 2025.</p> <p>Further secondary legislation and consultations awaited to bring it into force, and to set out further detail.</p>	<p>The Leasehold and Freehold Reform Bill – the “effective destruction of the leasehold system”?</p> <p>UK landlord and tenant: what does the upcoming election mean for leasehold reform?</p> <p>The politics of housing: Changes to UK residential property law - beware the law of unintended consequences</p>
Commonhold and Leasehold Reform Bill	<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, subject to a consultation open until April 2026.</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 and an ongoing consultation.</p>	<p>Real Estate changes coming in 2026</p> <p>UK government announces ground rent cap on existing leases</p> <p>UK Leasehold Reform: Commonhold is coming</p> <p>What is commonhold and what does it mean for the future of leasehold?</p> <p>UK government announces ground rent cap on existing leases</p>

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<p>Levelling-Up and Regeneration Act</p>	<p>Please see attached links for concise detail on key aspects of the Levelling-Up and Regeneration Act. This Act introduces wide-ranging reforms in a number of areas, including planning, environmental protection, local democracy and regeneration.</p>	<p>Received Royal Assent on 26 October 2023, but many provisions are not yet in force and are subject to further regulations.</p> <p>The content of those regulations is subject to a government consultation, see links for details of the current government proposals.</p> <p>Substantive elements – including infrastructure levy mechanics, new plan-making system, and some environmental reforms – will come into effect gradually through 2026–27.</p>	<p>Levelling-up and Regeneration Act 2023: UK government planning and environment reforms become law</p> <p>UK Levelling-up and Regeneration Bill – compulsory purchase power and the best of the rest</p> <p>UK Levelling-up and Regeneration Bill – environmental outcome reports and heritage reforms</p> <p>UK Levelling-up and Regeneration Bill – when things don't quite go to plan</p> <p>UK Levelling-up and Regeneration Bill: IL, CIL and our old friend Section 106</p> <p>Levelling-up and regenerating the English planning system – planning policy and "material" considerations</p> <p>UK Environmental outcomes reports: evolution or revolution?</p> <p>UK: Compulsory purchase: a compensation masterclass</p>

Legislation	Detail	Date	HL articles
High street rental auctions	<p>Part 10 of the Levelling Up and Regeneration Act 2023 – which gives local authorities the power to carry out high street rental auctions - came into force on 31 March 2024.</p> <p>Regulations setting out the details of the scheme came into force on 2 December 2024 (The Local Authorities (Rental Auctions etc.) (England) and Town and Country Planning (General Permitted Development) (Amendment) Regulations 2024).</p> <p>Non statutory guidance was published on 2 December 2024.</p> <p>We may start to see this legislation being used on high streets in 2026 but whether local authorities will have the time or appetite remains to be seen.</p>	<p>31 March 2024</p> <p>Came into force on 2 December 2024.</p>	<p>UK government's rental auction plans will bulldoze normal letting processes</p> <p>UK High Street Rental Auctions: what can we expect from the new regulations?</p>
Terrorism (Protection of Premises) Act	<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>3 April 2025</p> <p>Further secondary legislation awaited to bring the Act into force, and to set out further detail</p>	<p>Protect-duty-what-does-this-new-duty-mean-for-owners-and-operators</p> <p>The UK Terrorism (Protection of Premises) Act 2025 is here – are you ready?</p>
Planning and Infrastructure Act	<p>The Planning and Infrastructure Act received Royal Assent on 18 December 2025.</p> <p>The Act provides a crucial framework and brings together a number of the planning announcements and themes we saw last year. Key measures include:</p> <ul style="list-style-type: none"> • Removal of statutory pre-application consultation for NSIPs; • A new “opt-out” route allowing some NSIPs to be consented through alternative regimes; • Unified change procedure for Development Consent Order amendments; • Major reforms to compulsory purchase; • Statutory powers for a national scheme of delegation for planning committees; • Enabling Local Plan Commissioners and new powers for spatial planning; • New Environmental Delivery Plans and the statutory Nature Restoration Fund (see below); and • Planning fees reforms and enhanced performance monitoring. <p>The Nature Restoration Fund is a new approach that will allow developers to meet certain environmental obligations by paying into a central fund. The government has set out its implementation plan for the Fund, which includes consultation on the first tranche of Environmental Delivery Plans (which will cover nutrient pollution) and publication of how the new levy will work..</p>	<p>Secondary legislation will be rolled out throughout 2026-27.</p>	<p>Politics of Housing in the UK: Can the Planning and Infrastructure Bill help deliver the homes the government has pledged?</p> <p>Infrastructure in the UK: Can the Planning and Infrastructure Bill help clear the way for speedy infrastructure delivery?</p> <p>The Planning and Infrastructure Bill in the UK: the best of the rest and what to expect next</p>

Legislation	Detail	Date	HL articles
The Planning (Flooding) Bill 2025-26	The Planning (Flooding) Bill 2025–26 is a Private Members' Bill that aims to strengthen how flood risk is considered in the planning process. The Bill had its first reading in the House of Commons on 24 June 2025, and its second reading was delayed until 29 May 2026. It proposes making Internal Drainage Boards statutory consultees for certain planning applications and includes provisions to ensure that developments do not increase flood risk for existing properties.	Progress has been slow – this Bill is currently sitting in the House of Commons on its second reading.	
The English Devolution and Community Empowerment Bill	This is a major government Bill which includes: <ul style="list-style-type: none"> • powers for Mayoral Strategic Authorities to introduce Visitor Levies; • new fiscal devolution tools; • powers to create combined county authorities and restructure local governance; and • mechanisms supporting housing delivery and economic growth. <p>The Bill is currently in the Lords Committee stage from 20 January 2026.</p>	The Bill is in passage through Parliament (first introduced in 2025), with Royal Assent expected in mid-2026.	
Fire Safety (Residential Evacuation plans) (England) Regulations 2025	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.	The Regulations will come into force on 6 April 2026	

Case	Detail	Dates	HL articles
Building Safety Act Cases	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). Almacantar Centre Point Nominee Ltd v De Valk and Others will be heard by the Court of Appeal by 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.		UK First Tier Tribunal: Pre-Building Safety Act costs recoverable under Remediation Contribution Orders Keeping it Real Estate: Building Safety Act roundup Keeping it Real Estate: 2025 case roundup

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London Trocadero (2015) LLP v Picturehouse Cinemas Ltd and others	The landlord was ordered to refund certain sums in respect of insurance commissions.	The Court of Appeal is scheduled to hear the appeal by June 2026	The end for landlords' insurance commissions?
R (ARC Time Freehold Income Authorised Fund and others) v Secretary of State for Housing, Communities and Local Government	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.		
C G Fry & Son Ltd v Secretary of State for Housing, Communities and Local Government	The Supreme Court clarified how nutrient neutrality applies at different stages of the planning process. The Court held that the Habitats Regulations can apply at reserved matters or condition-discharge stage where a further decision still “authorises” development, meaning an appropriate assessment may be required for European sites (SACs/SPAs) if new scientific evidence emerges. However, it also found that ‘Ramsar’ sites (wetlands designated under the Ramsar Convention) are protected only by national policy, not by the Habitats Regulations, and national policy cannot reopen or override matters already settled by the grant of outline permission. The decision preserves developers’ rights under outline permissions while confirming that statutory protections for European sites remain robust.	22 October 2025	