STATUTORY INSTRUMENTS

2026 No. 1128 (C. 94)

LANDLORD AND TENANT, ENGLAND

The Leasehold and Freehold Reform Act 2024 (Commencement No. 4 and Saving Provision) (England) Regulations 2026

Made - - - - 25th October 2026

The Secretary of State makes these Regulations in exercise of the powers conferred by section 124(3), (4) and (5) of the Leasehold and Freehold Reform Act 2024(**1**).

Citation and interpretation

1.—(1) These Regulations may be cited as the Leasehold and Freehold Reform Act 2024 (Commencement No. 4 and Saving Provision) (England) Regulations 2026.

(2) In these Regulations—

"the Act" means the Leasehold and Freehold Reform Act 2024;

"dwelling" means a building or part of a building occupied or intended to be occupied as a separate dwelling together with any yard, garden, outhouses and appurtenances belonging to it or usually enjoyed with it;

"joint venture landlord" means a person who—

(a) is a landlord of a dwelling, and

(b) is a party to an arrangement with a social housing provider or with a wholly-owned subsidiary of a social housing provider, under which the social housing provider or the wholly-owned subsidiary of a social housing provider is responsible for the management of the dwelling or of the building or estate of which the dwelling forms a part;

"landlord" includes any person who has a right to enforce payment of a service charge;

"local housing authority" means a district council, a county council in England for an area for which there is no district council, a London borough council, the Common Council of the City of London (in its capacity as a local authority) or the Council of the Isles of Scilly;

"service charge" has the meaning given by section 18 of the LTA 1985(**2**);

"social housing provider" means—

(**1**) 2024 c. 22.

(**2**) 1985 c. 70; section 18 was amended by paragraph 1 of Schedule 2 to the LTA 1987 (c. 31) and paragraph 7 of Schedule 9 to the CLRA 2002 (c. 15). See section 120 of the Leasehold and Freehold Reform Act 2024 for the definitions of "the LTA 1985", "the LTA 1987" and "the CLRA 2002".

(a) a private registered provider of social housing(**3**), or

(b) a local housing authority;

"social landlord" means—

(a) a social housing provider, or

(b) a joint venture landlord;

"wholly-owned subsidiary" has the meaning given by section 1159 of the Companies Act 2006(**4**).

Provisions coming into force on 6th November 2026

2. The following provisions of the Act come into force in relation to England on 6th November 2026—

(a) section 54 (notice of future service charge demands), for the purposes of making regulations under section 20B of the LTA 1985(**5**);

(b) section 55(1) and (3) (service charge demands), for the purposes of making regulations under section 21C of the LTA 1985;

(c) section 56(1) to (3) (accounts and annual reports), for the purposes of making regulations under sections 21D, 21E and 28 of the LTA 1985(**6**);

(d) section 57(1) and (2) (right to obtain information on request), for the purposes of making regulations under sections 21F and 21G of the LTA 1985;

(e) section 59 (limitation on ability of landlord to charge insurance costs), for the purposes of making regulations under section 20G of the LTA 1985;

(f) section 60(1) and (2) (duty to provide information about insurance to tenants), for the purposes of making regulations under paragraphs 1A, 1B and 1C of the Schedule to the LTA 1985;

(g) section 61 (duty of landlords to publish administration charge schedules), for the purposes of making regulations under paragraph 4A of Schedule 11 to the CLRA 2002;

(h) section 62(1), (3), (4), (6) and (7) (limits on rights of landlords to claim litigation costs from tenants), for the purposes of making regulations under sections 20CA and 20CB of the LTA 1985 and paragraphs 5B and 5C of Schedule 11 to the CLRA 2002;

(i) section 63 (right of tenants to claim litigation costs from landlords), for the purposes of making regulations under section 30J of the LTA 1985;

(j) section 68 (regulations under the LTA 1985: procedure and appropriate authority);

(k) section 70 (consequential amendments), insofar as it relates to paragraph (l);

(l) Part 1 of Schedule 11 (consequential amendments).

(**3**) See section 80(3)(a) of the Housing and Regeneration Act 2008 (c. 17) for the meaning of "private registered provider of social housing".
(**4**) 2006 c. 46.
(**5**) Section 20B was inserted by paragraph 4 of Schedule 2 to the LTA 1987.
(**6**) Section 28 was amended by paragraph 9 of Schedule 2 to the LTA 1987, paragraph 25(2) of Schedule 10 to the Environment Act 1995 (c. 25), paragraph 13 of Schedule 15 to the Government of Wales Act 1998 (c. 38) and by S.I. 1991/1997, 2008/948 and 2009/1941. It has been prospectively amended by paragraph 6 of Schedule 10 to the CLRA 2002 (c. 15) from a date to be appointed (see section 120 of the Leasehold and Freehold Reform Act 2024 for the definition of "the CLRA 2002"). It has been prospectively repealed by paragraph 9 of Schedule 12, and Schedule 16, to the Housing and Regeneration Act 2008 (c. 17) from a date to be appointed.

Provisions coming into force on 1st April 2027

3. The following provisions of the Act come into force in relation to England on 1st April 2027—

(a) section 53 (extension of regulation to fixed service charges);

(b) section 54 (notice of future service charge demands), insofar as it is not already in force;

(c) section 57 (right to obtain information on request), insofar as it is not already in force;

(d) in section 58 (enforcement of duties relating to service charges)—

(i) subsection (1), insofar as it relates to sub-paragraph (ii) and (iii);

(ii) subsection (2), except so far as it relates to section 21 of the LTA 1985;

(iii) subsection (3), insofar as it relates to paragraph (c);

(e) section 62 (limits on rights of landlords to claim litigation costs from tenants), insofar as it is not already in force;

(f) section 63 (right of tenants to claim litigation costs from landlords), insofar as it is not already in force;

(g) section 69 (Crown application), insofar as it relates to paragraphs (a) to (f);

(h) section 70 (consequential amendments), insofar as it relates to paragraph (j);

(i) section 71 (application of Part 4 to existing leases), insofar as it relates to paragraphs (a) to (g);

(j) Part 2 of Schedule 11 (consequential amendments), insofar as it relates to paragraphs (a) to (f).

Provisions coming into force on 1st November 2027

4. The following provisions of the Act come into force in relation to England on 1st November 2027—

(a) section 55 (service charge demands), insofar as it is not already in force, except so far as it applies to social landlords;

(b) section 56 (accounts and annual reports), insofar as it is not already in force, except so far as it applies to social landlords;

(c) section 58 (enforcement of duties relating to service charges), insofar as it is not already in force, except so far as it applies to social landlords;

(d) section 59 (limitation on ability of landlord to charge insurance costs), insofar as it is not already in force;

(e) section 60 (duty to provide information about insurance to tenants), insofar as it is not already in force;

(f) section 61 of the Act (duty of landlords to publish administration charge schedules), insofar as it is not already in force;

(g) section 69 (Crown application), insofar as it relates to paragraphs (a) to (f);

(h) section 70 (consequential amendments), insofar as it relates to paragraph (j);

(i) section 71 (application of Part 4 to existing leases), insofar as it relates to paragraphs (a) to (g);

(j) Part 2 of Schedule 11 (consequential amendments), insofar as it relates to paragraphs (a) to (f).

Provisions coming into force on 1st November 2028

5. The following provisions of the Act come into force in relation to England on 1st November 2028—

(a) section 55 (service charge demands), insofar as it is not already in force;

(b) section 56 (accounts and annual reports), insofar as it is not already in force;

(c) section 58 (enforcement of duties relating to service charges), insofar as it is not already in force;

(d) section 69 (Crown application), insofar as it relates to paragraphs (a) to (c);

(e) section 70 (consequential amendments), insofar as it relates to paragraph (g);

(f) section 71 (application of Part 4 to existing leases), insofar as it relates to paragraphs (a) to (d);

(g) Part 2 of Schedule 11 (consequential amendments), insofar as it relates to paragraphs (a) to (c).

Saving provision

6.—(1) The amendments made by the following provisions of the Act do not have effect in relation to England as regards proceedings issued before 1st April 2027—

(a) section 62 (limits on rights of landlords to claim litigation costs from tenants);

(b) section 63 (right of tenants to claim litigation costs from landlords);

(c) section 69 (Crown application), insofar as it relates to sub-paragraphs (a) and (b);

(d) section 70 (consequential amendments), insofar as it relates to sub-paragraph (e);

(e) Part 2 of Schedule 11 (consequential amendments), insofar as it relates to sub-paragraphs (a) and (b).

(2) Insofar as it relates to the provisions referred to in paragraph (1)(a) and (b), section 71 of the Act (application of Part 4 to existing leases) does not have effect in relation to England as regards proceedings issued before 1st April 2027.

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Matthew Pennycook
Minister of State
Ministry of Housing, Communities and Local Government

25th October 2026

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations bring into force specified provisions of the Leasehold and Freehold Reform Act 2024 (c. 22) ("the Act") in relation to England.

Regulation 2 brings into force specified provisions of the Act relating to service charges, insurance, administration charges and litigation costs on 6th November 2026 for the purpose of exercising specified powers to make regulations.

Regulation 3 brings into force specified provisions of the Act relating to service charges and litigation costs on 1st April 2027.

Regulation 4 brings into force specified provisions of the Act relating to service charges, insurance and administration charges on 1st November 2027. Sections 55, 56 and 58 relating to service charges are not fully commenced in relation to social landlords.

Regulation 5 brings into force sections 55, 56 and 58 of the Act relating to service charges on 1st November 2028 insofar as they are not already in force, applying to social landlords.

Regulation 6 makes saving provision in relation to litigation costs.

A full impact assessment has been published in relation the Act and copies can be obtained at https://publications.parliament.uk/pa/bills/cbill/58-04/0013/LeaseholdandFreeholdReformBillImpactAssessment.pdf or from the Ministry of Housing, Communities and Local Government at 2 Marsham Street, London, SW1P 4DF, United Kingdom.

NOTE AS TO EARLIER COMMENCEMENT REGULATIONS

(This note is not part of the Regulations)

The following provisions of the Leasehold and Freehold Reform Act 2024 (c. 22) have been brought into force by commencement regulations made before the date of these Regulations.

Provision	*Date of Commencement*	*S.I. No.*
Section 27	31/01/25	2025/57
Sections 49 to 52	03/03/25	2025/131
Section 64 (partially)	03/03/25	2025/131
Sections 114 to 116	31/10/24	2024/1018