STATUTORY INSTRUMENTS

2026 No. 19

ACQUISITION OF LAND, ENGLAND

The Compulsory Purchase of Land (Vesting Declarations) (England) (Amendment) Regulations 2026

Made - - - -	*8th January 2026*
Laid before Parliament	*12th January 2026*
Coming into force - -	*18th February 2026*

The Secretary of State makes these Regulations in exercise of the powers conferred by sections 2(1)(**a**), 4(1) and 6(1) of the Compulsory Purchase (Vesting Declarations) Act 1981(**b**).

Citation, commencement and extent

1.—(1) These Regulations may be cited as the Compulsory Purchase of Land (Vesting Declarations) (England) (Amendment) Regulations 2026 and come into force on 18th February 2026.

(2) These Regulations extend to England and Wales.

Amendment to the Compulsory Purchase of Land (Vesting Declarations) (England) Regulations 2017

2. In the Schedule to the Compulsory Purchase of Land (Vesting Declarations) (England) Regulations 2017(**c**), for each of Forms 1 and 2, substitute the corresponding form in the Schedule to these Regulations.

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

Matthew Pennycook
Minister of State
8th January 2026 Ministry of Housing, Communities and Local Government

(**a**) See the definition of "prescribed". The function of the Secretary of State under section 2(1) to prescribe by regulations, so far as exercisable in relation to Wales, was transferred to the National Assembly for Wales by the National Assembly for Wales (Transfer of Functions) Order 1999 (S.I. 1999/672). This function was subsequently transferred from the National Assembly to the Welsh Ministers by paragraph 30 of Schedule 11 to the Government of Wales Act 2006 (c. 32).

(**b**) 1981 c. 66. Section 2(1) was amended by section 108(2) of the Planning and Infrastructure Act 2025 (c. 34) ("the 2025 Act"). Section 4(1) was amended by section 184 of the Housing and Planning Act 2016 (c. 22) ("the 2016 Act") and section 108(3) of the 2025 Act. Section 6(1) was amended by paragraph 7 of Schedule 15 to the 2016 Act.

(**c**) S.I. 2017/3, amended by S.I. 2024/477.

SCHEDULE

Regulation 2

SUBSTITUTED FORMS

PART 1

Form 1: Form of general vesting declaration

FORM 1
FORM OF GENERAL VESTING DECLARATION

Regulation 3(2)(a)

This GENERAL VESTING DECLARATION is executed on the day of 20 by (*a*) ("the Authority").

WHEREAS:

(1) On 20 an order entitled the was [made] [confirmed] by (*b*) under the powers conferred on them by the Act (*c*) authorising the Authority to acquire the land specified in the Schedule hereto.

(2) Notice of the [making] [confirmation] of the order was first published in accordance with [section 15 of the Acquisition of Land Act 1981] [paragraph 6 of Schedule 1 to the Acquisition of Land Act 1981] (*d*) on 20 .

(3) That notice included the statement and form prescribed under [section 15(4)(e) and (f) of the Acquisition of Land Act 1981] [paragraph 6(4)(e) and (f) of Schedule 1 to the Acquisition of Land Act 1981] (*e*).

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"), the Authority hereby declare—

[1] The land described in [Part 1 of (*f*)] the Schedule hereto (being [the whole] [part] of the land authorised to be acquired by the order) and more particularly delineated on the plan annexed hereto, together with the right to enter and take possession of the land shall vest in the Authority as from the end of the period of [insert period of 3 months or longer] [insert period of 6 weeks or longer](*g*) from the date on which the service of notices required by section 6 of the Act is completed.

[2] For the purposes of section 2(2) of the Act, the specified period [in relation to the land comprised in the declaration is years and months] [in relation to each area of land specified in column 1 of Part 2 of the Schedule hereto is that stated with respect to that area in column 2].

SCHEDULE

(*h*)

NOTES ON USE OF FORM 1

(*a*) *Insert the name of the acquiring authority.*

(b) Insert the name of the confirming authority or, where the order was made by a Minister, that Minister.

(*c*) *Insert the title of the Act authorising the compulsory purchase.*

(*d*) *Where the notice was published under a procedure prescribed by some other provision, refer instead to that provision.*

(*e*) *Where the notice was published under a procedure prescribed by some other provision (i.e. not under the Acquisition of Land Act 1981), refer to the provision which required the notice to include a prescribed statement about the effect of Parts 2 and 3 of the Compulsory Purchase (Vesting Declarations) Act 1981 and a prescribed form for giving information to the acquiring authority.*

(*f*) *The Schedule should be divided into Part 1 and Part 2 where Part 2 is required for the purpose of the final phrase of Clause 2 of the declaration. Clause 2 may, in any event, be omitted where there is no "long tenancy about to expire", as to which see section 2(2) of the Compulsory Purchase (Vesting Declarations) Act 1981.*

(*g*) *The first alternative should be used where the expedited procedure under section 4A of the Compulsory Purchase (Vesting Declarations) Act 1981* ***is not*** *being used. The second alternative should be used where the expedited procedure under section 4A of the Compulsory Purchase (Vesting Declarations) Act 1981* ***is*** *being used.*

(h) The declaration should be made under seal, duly authenticated, and dated.

PART 2

Form 2: Form of notice specifying land and stating effect of general vesting declaration

FORM 2

FORM OF NOTICE SPECIFYING LAND AND STATING EFFECT OF GENERAL VESTING DECLARATION

Regulation 3(2)(b)

The Order 20 (*a*)

To:

of:

NOTICE IS HEREBY GIVEN that ("the ") (*b*) on 20 executed a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act") vesting the land described in the Schedule to this notice ("the land") in themselves as from the end of the period of [insert period of 3 months or longer] [insert period of 6 weeks or longer]*(c)* from the date on which the service of the notices required by section 6 of the Act is completed.

The (*b*) will in due course tell you the date on which the service of the notices was completed.

The effect of the general vesting declaration is as follows:—

On the first day after the end of the period referred to in the first paragraph of this notice (namely, 20) ("the vesting date") the land, together with the right to enter upon and take possession of it, will vest in the (*b*).

Also, on the vesting date the Acts providing for compensation will apply as if, on the date on which the general vesting declaration was executed (namely, 20), a notice to treat had been served on every person on whom, under section 5 of the Compulsory Purchase Act 1965, the (*b*) could have served such a notice (other than any person entitled to a "minor tenancy" or a "long tenancy which is about to expire". These expressions are defined in the Appendix to this notice).

If the land includes any land in which there is a minor tenancy or a long tenancy which is about to expire, the right of entry will not be exercisable in respect of that land unless, after serving a notice to treat in respect of that tenancy, the (*b*) having served on every occupier of any of the land in which the tenancy subsists a notice stating that, at the end of a specified period (at least 3 months from the date of the service of the notice) they intend to enter upon and take possession of the land specified in the notice, and that period has expired: the vesting of the land will then be subject to the tenancy until that period expires, or the tenancy comes to an end, whichever happens first.

Schedules A1 and 1 to the Act contain supplementary provisions as to general vesting declarations in relation to the acquisition of parts of interests in land. [If a counter-notice is served under paragraph 2 of Schedule A1 within the period referred to in the first paragraph of this notice, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with that Schedule.] (*d*).

A copy of the general vesting declaration to which this notice refers and of the plan annexed to the declaration can be inspected at (*e*) and may be seen at all reasonable hours. [Copies of these documents can also be found online at:[(*f*)].(*g*)]

[The (*b*) considers the expedited procedure for the vesting of the land is available under section 4A(1) or (2) of the Act (as the case may be). Any person who disagrees that the expedited procedure is available may make representations to the acquiring authority under section 4B(2) of the Act. If, before the vesting date, the acquiring authority no longer considers that the expedited procedure is available, the authority will amend the general vesting declaration so that the period specified in it complies with section 4(1ZA)(b) of the Act (period of at least three months from service of notices). (*h*)]

SCHEDULE

[Description of the land taken from the Schedule to the general vesting declaration.]

Appendix

[Here set out the definitions of "minor tenancy" and "long tenancy which is about to expire" in section 2(1) and (2) of the Act.]

[Date and signature]

NOTES ON USE OF FORM 2

(a) Complete the title of the order
(b) Insert the name of the acquiring authority and define them by an appropriate term. Thereafter rely on that definition wherever "(b)" appears in the text.
(c) The first alternative should be used where the expedited procedure under section 4A of the Compulsory Purchase (Vesting Declarations) Act 1981 is not being used. The second alternative should be used where the expedited procedure under section 4A of the Compulsory Purchase (Vesting Declarations) Act 1981 is being used.
(d) Delete where the expedited procedure under section 4A of the Compulsory Purchase (Vesting Declarations) Act 1981 is being used.
(e) Insert address of the physical location where documents may be inspected.
(f) Insert the address of the website where the relevant documents can be viewed.
(g) Required where the acquisition is authorised under the Acquisition of Land Act 1981 procedure. Optional where the acquisition was authorised under a different procedure.
(h) Insert where the expedited procedure under section 4A of the Compulsory Purchase (Vesting Declarations) Act 1981 is being used.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Compulsory Purchase of Land (Vesting Declarations) (England) Regulations 2017 (S.I. 2017/3) ("the 2017 Regulations"). The Regulations come into force on 18th February 2026.

Regulation 2 replaces Forms 1 and 2 in the 2017 Regulations with new versions which are contained in Parts 1 and 2 of the Schedule to these Regulations.

An impact assessment has not been produced for this instrument as no impact on the private or voluntary sectors is foreseen.

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