STATUTORY INSTRUMENTS

2025 No. 57 (C. 2)

LANDLORD AND TENANT, ENGLAND AND WALES

The Leasehold and Freehold Reform Act 2024 (Commencement No. 2 and Transitional Provision) Regulations 2025

Made - - - - 22nd January 2025

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

Citation

1. These Regulations may be cited as the Leasehold and Freehold Reform Act 2024 (Commencement No. 2 and Transitional Provision) Regulations 2025.

Provision coming into force on 31st January 2025

2. Section 27 of the Leasehold and Freehold Reform Act 2024 (removal of qualifying period before enfranchisement and extension claims) comes into force on 31st January 2025.

Transitional provision

3.—(1) The Schedule to the 1997 Regulations (forms of tenants' and landlords' notices under Part 1 of the Leasehold Reform Act 1967)(**b**) is modified as follows until the relevant date.

(2) In Form 1 (notice of tenant's claim to acquire the freehold or an extended lease), in the Schedule (particulars supporting tenant's claim)—

(a) paragraph 4 has effect as if "(see Note 6 below)" were omitted;

(b) the Notes have effect as if Note 6 were omitted.

(3) In Form 2 (notice of tenant's claim under section 28(1)(b)(ii)), in the Schedule (particulars supporting tenant's claim)—

(a) paragraph 4 has effect as if "(see Note 5 below)" were omitted;

(b) the Notes have effect as if Note 5 were omitted.

(4) In this regulation—

"the 1997 Regulations" means the Leasehold Reform (Notices) Regulations 1997;

"relevant date" means—

(a) for the purposes of paragraph (2), the date on which the Schedule to Form 1 (in the Schedule to the 1997 Regulations) is substituted with a new Schedule;

(b) for the purposes of paragraph (3), the date on which the Schedule to Form 2 (in the Schedule to the 1997 Regulations) is substituted with a new Schedule.

(**a**) 2024 c. 22.
(**b**) S.I. 1997/640, relevant amending instruments are S.I. 2002/1715, 3187 (W. 303).

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

Matthew Pennycook
Minister of State
22nd January 2025 Ministry of Housing, Communities and Local Government

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations bring into force section 27 of the Leasehold and Freehold Reform Act 2024 (c. 22) ("the Act") on 31st January 2025. This removes the two year qualifying period for leasehold enfranchisement and lease extension claims.

Regulation 3 makes transitional provision modifying the wording in two prescribed forms used in enfranchisement and lease extension claims in England and Wales which refer to the two year qualifying period. This applies until such time as the Schedules to the prescribed forms are replaced.

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 114	31st October 2024	2024/1018
Section 115	31st October 2024	2024/1018
Section 116	31st October 2024	2024/1018

© Crown copyright 2025

Printed and published in the UK by The Stationery Office Limited under the authority and superintendence of Saul Nassé, Controller of His Majesty's Stationery Office and King's Printer of Acts of Parliament.

£5.78

http://www.legislation.gov.uk/id/uksi/2025/57

ISBN 978-0-34-826812-6

9 780348 268126