STATUTORY INSTRUMENTS

2026 No. 569

ELECTRONIC COMMUNICATIONS, ENGLAND AND WALES

LANDLORD AND TENANT, ENGLAND AND WALES

The Product Security and Telecommunications Infrastructure Act 2022 (Conferral of Tribunal Jurisdiction under the Landlord and Tenant Act 1954 etc.) Regulations 2026

Made - - - -	*1st June 2026*
Laid before Parliament	*4th June 2026*
Coming into force - -	*30th July 2026*

The Secretary of State makes these Regulations in exercise of the powers conferred by section 63(2A) and (2B) of the Landlord and Tenant Act 1954(**a**) and section 74 of the Product Security and Telecommunications Infrastructure Act 2022(**b**).

Citation, commencement and extent

1.—(1) These Regulations may be cited as the Product Security and Telecommunications Infrastructure Act 2022 (Conferral of Tribunal Jurisdiction under the Landlord and Tenant Act 1954 etc.) Regulations 2026.

(2) These Regulations come into force on 30th July 2026.

(3) These Regulations extend to England and Wales.

Interpretation

2. In these Regulations—

"the 1954 Act" means the Landlord and Tenant Act 1954.

Conferral of jurisdiction in certain proceedings under Part 2 of the 1954 Act

3.—(1) This regulation applies to—

(a) proceedings under Part 2 of the 1954 Act where—

(**a**) 1954 c. 56; sections 63(2A) and (2B) were inserted by section 65 of the Product Security and Telecommunications Infrastructure Act 2022 (c. 46) ("the 2022 Act").
(**b**) 2022 c. 46.

(i) the tenancy is a subsisting agreement(**a**), and

(ii) the primary purpose of the tenancy is to confer code rights(**b**);

(b) any proceedings under section 34B of the 1954 Act (compensation for the exercise of code rights)(**c**).

(2) References in Part 2 of the 1954 Act to "court" in relation to proceedings to which this regulation applies must be read as references to the First-tier Tribunal and the Upper Tribunal.

Savings provision

4. Nothing in these Regulations affects the jurisdiction of the court in relation to proceedings under Part 2 of the 1954 Act which were commenced before the date on which these Regulations come into force, and such proceedings continue as if these Regulations had not been made.

Consequential amendments

5.—(1) The High Court and County Courts Jurisdiction Order 1991(**d**) is amended as follows.

(2) In article 2 (jurisdiction), in paragraph (1)(d) after "the Landlord and Tenant Act 1954" insert "other than proceedings specified by regulations made under section 63(2A) of that Act".

Lloyd of Effra
Parliamentary Under-Secretary of State
Department for Science, Innovation and Technology

1st June 2026

(**a**) "subsisting agreement" is defined in section 34A(1)(a) of the Landlord and Tenant Act 1954 ("the 1954 Act").
(**b**) "code rights" is defined in sections 34A(5) and 34B(8) of the 1954 Act.
(**c**) Section 34B was inserted into the 1954 Act by section 63 of the 2022 Act.
(**d**) S.I. 1991/724.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations are made under section 63(2A) and (2B) of the Landlord and Tenant Act 1954 ("the 1954 Act"), which were inserted by section 65 of the Product Security and Telecommunications Infrastructure Act 2022 ("the 2022 Act"), and enable the conferral of jurisdiction on the First-tier Tribunal and the Upper Tribunal ("the Tribunals") in respect of certain proceedings under Part 2 of the 1954 Act.

Sections 61 and 63 of the 2022 Act made amendments to Part 2 of the 1954 Act in relation to tenancies whose primary purpose is to confer code rights. In particular, those amendments introduced a statutory framework governing such tenancies, including provision for their renewal and for compensation in connection with the exercise of code rights. Regulation 3 concerns proceedings arising within that statutory framework.

Regulation 3 applies to two categories of proceedings. The first category comprises proceedings under Part 2 of the 1954 Act where the tenancy is a "subsisting agreement" and the primary purpose of the tenancy is to confer "code rights". The second category comprises proceedings under section 34B of the 1954 Act. These proceedings will now be determined by the Tribunals rather than the court.

Regulation 4 preserves the jurisdiction of the court in relation to proceedings under Part 2 of the 1954 Act that were started before the date on which these Regulations come into force. Proceedings commenced in the court before this date are not affected and will continue to be determined by that court as if these Regulations had not been made.

Regulation 5 makes a consequential amendment to the High Court and County Courts Jurisdiction Order 1991 (S.I. 1991/724) to reflect that the jurisdiction that would otherwise be exercised by the court is now exercisable by the Tribunals.

A full impact assessment has not been produced for this instrument as no, or no significant, impact on the private, voluntary or public sector is foreseen.

An Explanatory Memorandum is published alongside this instrument on www.legislation.gov.uk.

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