STATUTORY INSTRUMENTS

2026 No. 770 (L. 14)

TRIBUNALS AND INQUIRIES, ENGLAND AND WALES

The Tribunal Procedure (First-tier Tribunal) (Property Chamber) (Amendment No. 2) Rules 2026

Made - - - -	*7th July 2026*
Laid before Parliament	*9th July 2026*
Coming into force in accordance with rule 1(2)	

The Tribunal Procedure Committee makes these Rules in exercise of the powers conferred by sections 22 and 29(3) of, and Schedule 5 to, the Tribunals, Courts and Enforcement Act 2007(**a**), having consulted in accordance with paragraph 28(1) of Schedule 5 to that Act.

The Lord Chancellor has allowed these Rules in accordance with paragraph 28(3) of Schedule 5 to the Tribunals, Courts and Enforcement Act 2007.

Citation, commencement and extent

1.—(1) These Rules may be cited as the Tribunal Procedure (First-tier Tribunal) (Property Chamber) (Amendment No. 2) Rules 2026.

(2) These Rules come into force immediately after the Product Security and Telecommunications Infrastructure Act 2022 (Conferral of Tribunal Jurisdiction under the Landlord and Tenant Act 1954 etc.) Regulations 2026(**b**) come into force.

(3) Any amendment made by these Rules has the same extent as the provision amended.

Amendments to the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013

2.—(1) The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013(**c**) are amended as follows.

(2) In rule 13(1) (orders for costs, reimbursement of fees and interest on costs)—

(a) omit the "or" after sub-paragraph (c);

(b) after sub-paragraph (d) insert ", or

(**a**) 2007 c. 15. Paragraph 12 of Schedule 5 was amended by the Crime and Courts Act 2013 (c. 22), Schedule 9, paragraph 52. Paragraph 4(2) of Schedule 4 to the Judicial Review and Courts Act 2022 (c. 35) sets out an amendment to section 22 which is not yet in force.

(**b**) S.I. 2026/569. These Regulations confer on the First-tier Tribunal and the Upper Tribunal jurisdiction to hear certain proceedings brought under Part 2 of the Landlord and Tenant Act 1954 (c. 56) and come into force on 30th July 2026.

(**c**) S.I. 2013/1169; relevant amending instruments are S.I. 2021/322, 2022/1030, 2023/1280, 2024/364.

(e) in proceedings under Part 2 of the Landlord and Tenant Act 1954(**a**) (security of tenure for business, professional and other tenants).".

We make these Rules

Lord Justice Ian Dove
Susan Humble
David Franey
Mark Blundell
M J Reed
Faridah Eden
Sean O'Brien
Jonathan Dobson
Matt Jackson
29th June 2026 Tribunal Procedure Committee

I allow these Rules
Signed by authority of the Lord Chancellor

Sarah Sackman
Minister of State
7th July 2026 Ministry of Justice

(**a**) 1954 c. 56. Part 2 was amended by the Agriculture Act 1958 (c. 71), Schedule 1, Part 1, paragraph 29; the Law of Property Act 1969 (c. 59), sections 1 to 14; the Land Compensation Act 1973 (c. 26), section 47 and Schedule 3; the Statute Law (Repeals) Act 1974 (c. 22), Part XI; the Housing Act 1980 (c. 51), Schedule 26; the Local Government, Planning and Land Act 1980 (c. 65), Schedule 33, paragraph 4; the Agricultural Holdings Act 1986 (c. 5), Schedule 14, paragraph 21; the Local Government and Housing Act 1989 (c. 42), Schedule 7; the Agricultural Tenancies Act 1995 (c. 8), paragraph 10 of the Schedule; the Landlord and Tenant (Covenants) Act 1995 (c. 30), Schedule 1, paragraphs 3 and 4; the Small Business, Enterprise and Employment Act 2015 (c. 26), sections 35(2) to (4) and 36(1); the Digital Economy Act 2017 (c. 30), Schedule 3, paragraph 4; the Product Security and Telecommunications Infrastructure Act 2022 (c. 46), sections 61 and 63; and S.I. 2003/3096, 2009/1307, 2009/1941.

EXPLANATORY NOTE

(This note is not part of the Rules)

These Rules amend the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 (S.I. 2013/1169) ("the 2013 Rules"), which govern the practice and procedure to be followed in the Property Chamber of the First-tier Tribunal.

Rule 2(2) amends rule 13(1) of the 2013 Rules to include proceedings brought before the Tribunal under Part 2 of the Landlord and Tenant Act 1954 (c. 56) among the proceedings in respect of which the Tribunal may make an order for costs.

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.

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