STATUTORY INSTRUMENTS

2026 No. 391 (L. 5)

TRIBUNALS AND INQUIRIES, ENGLAND AND WALES

The Tribunal Procedure (First-tier Tribunal) (Property Chamber) (Amendment) Rules 2026

Made - - - -	*1st April 2026*
Laid before Parliament	*8th April 2026*
Coming into force - -	*1st May 2026*

The Tribunal Procedure Committee(**a**) 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(**b**), 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) Rules 2026.

(2) These Rules come into force on 1st May 2026.

(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 1(3) (interpretation), in the definition of "residential property case"—

(a) after "1960," insert "the Protection from Eviction Act 1977(**d**),";

(b) after "1985," insert "the Housing Act 1988(**e**),";

(**a**) The Tribunal Procedure Committee was constituted under Part 2 of Schedule 5 to the Tribunals, Courts and Enforcement Act 2007 (c. 15).

(**b**) 2007 c. 15. Paragraph 12 of Schedule 5 was amended by paragraph 52 of Schedule 9 to the Crime and Courts Act 2013 (c. 22). 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 in force at the time these Rules are made.

(**c**) S.I. 2013/1169. Relevant amending instruments are S.I. 2014/2128, 2017/723, 2022/1030, 2023/1280.

(**d**) 1977 c. 43. Section 58 of the Renters' Rights Act 2025 (c. 26) inserts sections 1(7) and 1A and Schedule A1, by virtue of which appeals may be made to the First-tier Tribunal against penalties imposed under those provisions.

(**e**) 1988 c. 50. Sections 15 and 16 of the Renters' Rights Act 2025 insert sections 16I, 16J, 16K and 16L and Schedule 2ZA, by virtue of which appeals may be made to the First-tier Tribunal against penalties imposed under those provisions.

(c) for "the 2004 Act or", substitute "the 2004 Act,";

(d) after "2016" insert "or the Renters' Rights Act 2025(**a**)".

(3) In rule 13(1ZA)(b) (orders for costs, reimbursement of fees and interest on costs), after "non-shorthold)" insert "except in the case of proceedings brought under paragraph 10(1) of Schedule 2ZA to that Act (financial penalties under sections 16I and 16K)".

We make these Rules

Lord Justice Ian Dove
David Franey
Sean O'Brien
Mark Blundell
M J Reed
Susan Humble
Faridah Eden
Angela Shields
Gillian Fleming
Jonathan Dobson
Tribunal Procedure Committee

30th March 2026

I allow these Rules
Signed by authority of the Lord Chancellor

Sarah Sackman
Minister of State
Ministry of Justice

1st April 2026

(**a**) 2025 c. 26.

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. The Property Chamber deals with applications, appeals and references relating to disputes over property and land.

Rule 2(2) amends Rule 1 of the 2013 Rules to reflect the conferral of further jurisdiction by the Renters' Rights Act 2025 (c. 26).

Rule 2(3) amends Rule 13(1ZA)(b) of the 2013 Rules to make provision for appeals against financial penalties imposed under section 16I or 16K of the Housing Act 1988 (c. 50) to be included in the scope of costs orders made by the Tribunal.

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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