
STATUTORY INSTRUMENTS

2025 No. 131 (C. 6)

**LANDLORD AND TENANT,
ENGLAND AND WALES**

**The Leasehold and Freehold Reform Act 2024
(Commencement No. 3) Regulations 2025**

Made - - - - 6th February 2025

The Secretary of State makes these Regulations in exercise of the powers conferred by section 124(3) of the Leasehold and Freehold Reform Act 2024⁽¹⁾.

Citation

1. These Regulations may be cited as the Leasehold and Freehold Reform Act 2024 (Commencement No. 3) Regulations 2025.

Provisions coming into force on 3rd March 2025

2. The following provisions of the Leasehold and Freehold Reform Act 2024 come into force on 3rd March 2025—

- (a) section 49 (change of non-residential limit on right to manage claims);
- (b) section 50 (costs of right to manage claims);
- (c) section 51 (compliance with obligations arising under Chapter 1 of Part 2 of the Commonhold and Leasehold Reform Act 2002⁽²⁾);
- (d) section 52 (no first-instance applications to the High Court in tribunal matters);
- (e) section 64 (restriction on recovery of non-litigation costs) insofar as it inserts section 20J of the Landlord and Tenant Act 1985⁽³⁾ as regards the right to manage.

(1) 2024 c. 22.

(2) 2002 c. 15.

(3) 1985 c. 70.

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

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

Matthew Pennycook

Minister of State

Ministry of Housing, Communities and Local
Government

6th February 2025

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations bring into force provisions of the Leasehold and Freehold Reform Act 2024 (c. 22) (“the Act”) relating to the right to manage.

Regulation 2 brings into force sections 49 to 52 of the Act on 3rd March 2025. Section 64 is brought into force insofar as it inserts section 20J of the Landlord and Tenant Act 1985 (c. 70) as regards the right to manage.

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.

<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. No.</i>
Section 27	31st January 2025	2025/57
Section 114	31st October 2024	2024/1018
Section 115	31st October 2024	2024/1018
Section 116	31st October 2024	2024/1018