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Contractual Control Agreement Register - key takeaways

The Provision of Information (Contractual Control) (Registered Land) Regulations 2026 introduce a new transparency regime for certain development-related contractual arrangements affecting registered land in England and Wales.

The regulations require prescribed information about qualifying contractual arrangements to be submitted to HM Land Registry which will use that information to create a publicly accessible contractual control dataset. The purpose of the regime is to improve transparency around who controls land for future development.

Agreements and rights likely to be in scope

- The regulations are likely to apply to option agreements, conditional contracts and pre-emption rights, together with other contractual arrangements that confer practical control over land. For example, promotion-type or direction rights.
- Whether a particular agreement is caught will depend on the specific statutory definition of a contractual control right and any application exclusions. Legal advice should be obtained where there is any uncertainty.
- See section Is your agreement in scope? for some key questions to help with deciding if your agreement is caught by the regulations.

Who must provide the information?

- The primary legal obligation rests with the beneficiary or grantee of the relevant contractual control right, typically the developer, promoter or investor rather than the landowner.
- Submission must be made using the Land Registry's digital service by an individually regulated conveyancer. The Land Registry has confirmed that submissions cannot be made by a paralegal or other unregulated member of staff. The Land Registry's service is due to be available from 6 April 2027.
- We can advise on whether an agreement falls within the regime and, where instructed, deal with the registration process on your behalf. If this work was not included in our additional fee quote and scope, we will agree our fees with you and update the scope to include dealing with registration.

Key dates	Action required
8 June 2026	The regulations were made and certain rights granted from this date may be reportable.
6 April 2027	Regulations come into force and the Land Registry's digital reporting service is expected to become available.
6 October 2027	Deadline for registering qualifying rights granted between 8 June 2026 and 5 April 2027.
Within 60 days	Deadline for reporting qualifying rights granted, assigned, varied or exercised, determined or expired on or after 6 April 2027.

What information will need to be provided?

- The required information is expected to include details of the agreement and parties, the land affected and the nature and duration of the control right, including extension rights where relevant.
- Where individuals are involved, the date of birth and place of birth of the grantor will be required. It will be necessary to ensure this information is collected prior to completion of any contractual control agreement.

- Some of this information is not information that would traditionally be collected during a property transaction. It is therefore important to identify and obtain the required information during the course of the transaction so as not to delay registration.

New digital mapping requirements

- The Land Registry recently confirmed that additional location data may be required where a contractual control right affects only part of a registered title.
- In such cases, machine-readable location data will need to be provided to identify the affected land. Supported formats are expected to include Shapefile and GeoJSON. Scanned PDF plans are unlikely to be sufficient for this purpose.
- Additional mapping work may therefore be required before registration can take place.
- This requirement should be considered when negotiating and completing agreements, particularly in relation to strategic land, promotion and development projects.

Will information remain confidential?

- The regulations form part of a wider transparency initiative. Information provided to the Land Registry will contribute to a publicly accessible dataset intended to reveal who holds development-related control rights over land.
- Parties should therefore not assume that qualifying contractual control agreements will remain confidential.
- Confidentiality and data protection provisions should be reviewed to ensure they permit disclosures required by law, allow disclosure to the Land Registry and require the parties to provide information needed for compliance with the regime.

What happens if the requirements are not met?

- Failure to comply may constitute a breach of statutory duty and create practical transaction risk.
- In particular, non-compliance could delay or disrupt disposals and funding, and may make it harder in practice to evidence or protect the relevant right.
- It may also create reputational and wider compliance risk and in certain circumstance expose parties to sanctions where false or misleading information is knowingly supplied.

Is your agreement in scope?

Consider the following questions when entering into a new arrangement:

1	Does the agreement give a party a right to acquire land or influence how it is disposed of?
2	Does the agreement relate to registered freehold land in England and Wales, or a registered leasehold interest with at least 15 years unexpired at the time the right is granted?
3	Is the right held for business or charitable purposes, or for the exercise of functions of a public nature?
4	Does the arrangement relate to future development, involving one or more dwellings or a building with at least 100 square metres of new floorspace?
5	Will the period of control last for 18 months or more, including any extension rights?

If the answer to all five questions is 'yes', the arrangement is likely to fall within the regulations and legal advice should be obtained to confirm whether registration is required.

What should you do now?

If you enter into agreements that may be caught by the regulations, you should:

- Identify any qualifying agreements entered into since 8 June 2026.
- Maintain a central record of those agreements.
- Collect required party information at an early stage.
- Review precedent documents and confidentiality provisions.
- Consider the additional costs and administration associated with compliance.
- Ensure suitable digital mapping information is available where only part of a title is affected.

How we can help

We can assist by:

- Assessing whether an agreement is within scope.
- Advising on the information that will need to be collected and reported.
- Reviewing and updating precedent documentation.
- Advising on confidentiality and compliance requirements.
- Identifying historic agreements that may require registration during the transitional period.
- Advising on the Land Registry's digital mapping requirements once further guidance is made available to aid the collection of mapping and location data by you.
- Handling registration once the Land Registry's digital platform becomes available.