

Contractual Control Agreement Register – key takeaways

Overview of the Regulations

The Provision of Information (Contractual Control) (Registered Land) Regulations 2026 (the Regulations) are intended to improve transparency of contractual control arrangements (CCAs) affecting registered land by requiring prescribed information to be filed with HM Land Registry (HMLR).

Agreements and rights likely to be in scope

- At a high level, the [Regulations](#) are likely to capture 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), subject to any statutory exclusions in the [Regulations](#).
- 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 and how

- The primary legal duty to provide the required information 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 digitally through [HMLR's](#) required service by, or through, a regulated conveyancer. This service will not be available until April 2027.
- We can deal with registration for you. If this work was not included in our initial fee quote and scope, we will agree our fees with you and update the scope to include dealing with registration.

Timing requirements

- The [Regulations](#) come into force on 6 April 2027, however any new 'rights' granted from 8 June 2026 onwards will be caught and will need to be submitted to [HMLR](#) by 6 October 2027.
- [HMLR's](#) service is due to go live from 6 April 2027.

Key dates	Action required
New rights granted on or after 8 June 2026 but before the Regulations come into force on 6 April 2027.	Keep a record of the required information now and submit it to HMLR once the digital service is available and no later than 6 October 2027.
New rights granted on or after the Regulations come into force on 6 April 2027.	Required information to be submitted to HMLR within 60 calendar days.
Existing right varied or assigned on or after the Regulations come into force on 6 April 2027.	Required information to be submitted to HMLR within 60 calendar days.
The expiry, exercise or determination of a right on or after the Regulations come into force on 6 April 2027.	Required information to be submitted to HMLR within 60 calendar days.

Required information

- The required information is likely 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 exchange/ completion.

Consequences of non-compliance or delay

- Failure to file on time is likely to amount to a breach of statutory duty and may 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; criminal sanctions are limited in scope and apply only in specific circumstances set out in the [Regulations](#), including where a person knowingly provides information that is false or misleading.

Confidentiality and data protection drafting

- As the regime requires disclosure of contractual and potentially personal information, confidentiality and data protection drafting will need to be aligned with statutory reporting obligations.
- Contractual documentation will also need to include an express carve-out permitting disclosure to HMLR where required by law, together with an express co-operation covenant requiring each relevant party to provide information needed to complete a compliant filing.

Is your agreement in scope?

Consider the following five questions when entering into a new arrangement:

1	Does the agreement confer on a party a right to acquire land, or to direct how it is disposed of to another person?
2	Is the land either registered freehold 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 right relate to future development, involving one or more dwellings or a building with at least 100 square metres of new floorspace?
5	Does the period of control extend to 18 months or more, including any potential extensions?

If the answer to all five questions is 'yes', the agreement must be entered on the register, unless an exclusion applies.

What should we be doing?

For current and future commercial development transactions, we recommend the following:

- Assess at heads of terms stage whether the proposed deal may create a contractual control right within scope.
- Allocate responsibility in the transaction documents for gathering and verifying information, making the filing and managing deadlines.
- Include clear confidentiality carve-outs and co-operation obligations to support statutory disclosure.
- Maintain a central record of agreements so that disclosure deadlines for arrangements entered into during the transitional period are not missed.
- Prepare internal compliance checklists and timetable controls for the 60-day filing window.
- Gather all required information before exchange/completion and ensure that personal data collection and sharing comply with UK GDPR and data minimisation principles.
- Put in place an internal system to flag assignments, variations and exercises of contractual control rights, each of which may trigger a 60-day notification deadline.
- Diarise expected termination and expiry dates so that notification requirements are met, particularly where an agreement can terminate before a fixed expiry date.

How we can help

- Advise whether the agreement creates a contractual control right and is therefore subject to the disclosure requirements.
- Confirm whether disclosure is covered by our existing retainer or whether additional fees and scope will need to be agreed.
- Recommend contractual provisions to support compliance with the new regime.
- Maintain a central record of agreements entered into during the transitional period from 8 June 2026 to 6 April 2027 that will require registration once the regime is live.
- Where instructed, handle registration of the agreement once HMLR's digital platform is available in April 2027.