
STATUTORY INSTRUMENTS

2010 No. (L.)

TRIBUNALS AND INQUIRIES

**The Tribunal Procedure (Upper Tribunal) (Lands Chamber)
Rules 2010**

Made - - - - - ***
Laid before Parliament ***
Coming into force - - - ***

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After consulting in accordance with paragraph 28(1) of Schedule 5 to, the Tribunals, Courts and Enforcement Act 2007^(a) the Tribunal Procedure Committee has made the following Rules in exercise of the power conferred by sections 10(3), 16(9), 22 and 29(3) and (4) of, and Schedule 5 to, that Act, section 84(3A) of the Law of Property Act 1925^(b) and section 2(5) of the Rights to Light Act 1959^(c).

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

PART 1

Introduction

Citation, commencement, application and interpretation

1.—(1) These Rules may be cited as the Tribunal Procedure (Upper Tribunal) (Lands Chamber) Rules 2010 and come into force on [XXXX commencement date].

(2) These Rules apply to proceedings before the Lands Chamber of the Upper Tribunal^(d).

(3) In these Rules—

“the 1949 Act” means the Lands Tribunal Act 1949^(e);

“the 1961 Act” means the Land Compensation Act 1961^(f);

“the 2007 Act” means the Tribunals, Courts and Enforcement Act 2007;

(a) 2007 c.15.

(b) 1925 c.20.

(c) 1959 c.56.

(d) The functions of the Lands Tribunal transferred to the Upper Tribunal by the Transfer of Tribunal Functions (Lands Tribunal and Miscellaneous Amendments) Order 2009 (S.I. 2009/1307).

(e) 1949 c.42.

(f) 1961 c.33.

“appellant” means a person who sends or delivers a notice of appeal to the Tribunal and any person added or substituted as an appellant under rule 9 (addition, substitution and removal of parties);

“applicant” means a person who makes an application to the Tribunal and includes a person who—

- (a) makes an application under section 84 of the Law of Property Act 1925;
- (b) makes an application under section 2 of the Rights of Light Act 1959;
- (c) applies for permission to appeal;
- (d) applies for permission to bring, or does bring, judicial review proceedings;
- (e) in judicial review proceedings transferred to the Tribunal from a court, was a claimant in the proceedings immediately before they were transferred; or
- (f) is added or substituted as an applicant under rule 9 (addition, substitution and removal of parties);

“claimant” means a party to a reference sent or delivered under Part 5 (references) who is not a respondent authority, acquiring authority or compensating authority or has been added or substituted as a claimant under rule 9 (addition, substitution and removal of parties);

“compulsory purchase compensation reference” means a reference of a question to the Tribunal—

- (a) under section 1 of the 1961 Act;
- (b) under section 11(4) of the Compulsory Purchase (Vesting Declarations) Act 1981(a); or
- (c) to which the provisions of section 4 of the 1961 Act apply, with the exception of references –
 - (i) under section 16(7) of the City of London (Various Powers) Act 1967(b);
 - (ii) under section 307(1) of the Highways Act 1980(c); and
 - (iii) under regulation 96(2) of the Conservation (Natural Habitats, &c) Regulations 1994(d).

“hearing” means an oral hearing and includes a hearing conducted in whole or in part by video link, telephone or other means of instantaneous two-way electronic communication;

“interested party” means a person in judicial review proceedings who is directly affected by the outcome sought in judicial review proceedings, and has been named as an interested party, or has been added or substituted as an interested party under rule 9 (addition, substitution and removal of parties);

“judicial review proceedings” means proceedings within the jurisdiction of the Tribunal pursuant to section 15 of the 2007 Act, whether such proceedings are started in the Tribunal or transferred to the Tribunal;

“objector” means a person who gives to the Tribunal notice of objection to an application under section 84 of the Law of Property Act 1925;

“party” means—

- (a) an appellant;
- (b) an applicant;
- (c) an interested party;
- (d) a claimant;

(a) 1981 c.66.
(b) 1967 c.42.
(c) 1980 c.66.
(d) S.I. 1994/2716.

- (e) a respondent authority, an acquiring authority or a compensating authority in a reference made under Part 5 (references);
- (f) an objector; or
- (g) a respondent;

“practice direction” means a direction given under section 23 of the 2007 Act;

“respondent” means—

- (a) in an application for permission to appeal or in an appeal against a decision of a tribunal, any person other than the applicant who was a party in the proceedings before the other tribunal and who—
 - (i) was present or represented at the hearing before the other tribunal; or
 - (ii) where the proceedings were determined without a hearing, made representations in writing to that tribunal,unless the person has ceased to be a respondent under rule 23(2) (respondent’s notice);
- (b) in judicial review proceedings transferred to the Tribunal under section 31A(2) or (3) of the Senior Courts Act 1981(a), a person who was a defendant in the proceedings immediately before they were transferred;
- (c) a person added or substituted as a respondent under rule 9 (addition, substitution and removal of parties); and
- (d) in a reference made under Part 5 (references) by consent, any person other than the claimant.

“Tribunal” means the Lands Chamber of the Upper Tribunal; and

“working day” means any day except a Saturday or Sunday, Christmas Day, Good Friday or a bank holiday under section 1 of the Banking and Financial Dealings Act 1971(b).

Overriding objective and parties’ obligation to co-operate with the Tribunal

2.—(1) The overriding objective of these Rules is to enable the Tribunal to deal with cases fairly and justly.

(2) Dealing with a case fairly and justly includes—

- (a) dealing with the case in ways which are proportionate to the importance of the case, the complexity of the issues, the anticipated costs and the resources of the parties;
- (b) avoiding unnecessary formality and seeking flexibility in the proceedings;
- (c) ensuring, so far as practicable, that the parties are able to participate fully in the proceedings;
- (d) using any special expertise of the Tribunal effectively; and
- (e) avoiding delay, so far as compatible with proper consideration of the issues.

(3) The Tribunal must seek to give effect to the overriding objective when it—

- (a) exercises any power under these Rules; or
- (b) interprets any rule or practice direction.

(4) Parties must—

- (a) help the Tribunal to further the overriding objective; and
- (b) co-operate with the Tribunal generally.

(a) 1981 c.54.
(b) 1971 c.80.

Alternative dispute resolution and arbitration

- 3.—(1) The Tribunal should seek, where appropriate—
- (a) to bring to the attention of the parties the availability of any appropriate alternative procedure for the resolution of the dispute; and
 - (b) if the parties wish and provided that it is compatible with the overriding objective, to facilitate the use of the procedure.
- (2) Except where rule 28 (references by consent: application of the Arbitration Act 1996) applies, Part 1 of the Arbitration Act 1996(a) does not apply to proceedings before the Tribunal.

PART 2

General powers and provisions

Delegation to staff

- 4.—(1) Staff appointed under section 40(1) of the 2007 Act (tribunal staff and services) may, with the approval of the Senior President of Tribunals, carry out functions of a judicial nature permitted or required to be done by the Tribunal.
- (2) The approval referred to at paragraph (1) may apply generally to the carrying out of specified functions by members of staff of a specified description in specified circumstances.
- (3) Within 14 days after the date on which the Tribunal sends notice of a decision made by a member of staff under paragraph (1) to a party, that party may apply in writing to the Tribunal for that decision to be considered afresh by a judge.

Case management powers

- 5.—(1) Subject to the provisions of the 2007 Act and any other enactment, the Tribunal may regulate its own procedure.
- (2) The Tribunal may give a direction in relation to the conduct or disposal of proceedings at any time, including a direction amending, suspending or setting aside an earlier direction.
- (3) In particular, and without restricting the general powers in paragraphs (1) and (2), the Tribunal may—
- (a) extend or shorten the time for complying with any rule or practice direction and order extension even if the application for an extension is not made until after the time limit has expired;
 - (b) consolidate or hear together two or more sets of proceedings or parts of proceedings raising common issues, or treat a case as a lead case;
 - (c) permit or require a party to amend a document;
 - (d) permit or require a party or another person to provide documents, information, evidence or submissions to the Tribunal or a party;
 - (e) deal with an issue in the proceedings as a separate or preliminary issue;
 - (f) hold a hearing to consider any matter, including a case management issue;
 - (g) decide the form of any hearing;
 - (h) adjourn or postpone a hearing;
 - (i) require a party to produce a bundle for a hearing;
 - (j) stay proceedings;

(a) 1996 c.23.

- (k) transfer proceedings to another court or tribunal if that other court or tribunal has jurisdiction in relation to the proceedings and—
 - (i) because of a change of circumstances since the proceedings were started, the Tribunal no longer has jurisdiction in relation to the proceedings; or
 - (ii) the Tribunal considers that the other court or tribunal is a more appropriate forum for the determination of the case;
- (l) suspend the effect of its own decision pending an appeal or review of that decision;
- (m) in an appeal, or an application for permission to appeal, against the decision of another tribunal, suspend the effect of that decision pending the determination of the application for permission to appeal, and any appeal; or
- (n) require any person, body or other tribunal whose decision is the subject of proceedings before the Tribunal to provide reasons for the decision, or other information or documents in relation to the decision or any proceedings before that person, body or tribunal.

Procedure for applying for and giving directions

- 6.—(1) The Tribunal may give a direction on the application of one or more of the parties or on its own initiative.
- (2) An application for a direction may be made—
- (a) by sending or delivering a written application to the Tribunal; or
 - (b) orally during the course of a hearing.
- (3) An application for a direction must include the reason for making that application.
- (4) If a written application is made with the consent of all parties, it must be accompanied by consents signed by or on behalf of the parties.
- (5) If a written application is not made with the consent of every party the applicant must provide—
- (a) a copy of the proposed application to every other party before it is made; and
 - (b) confirmation to the Tribunal that the other parties have been notified that any objection they wish to make to the application must be provided in accordance with paragraph (6).
- (6) A party who wishes to object to an application must, within 7 days of being sent a copy of the application, send written notice of the objection to the Tribunal and the applicant.
- (7) Unless the Tribunal considers that there is good reason not to do so, the Tribunal must send written notice of any direction to every party and to any other person affected by the direction.
- (8) If a party or any other person sent notice of the direction under paragraph (7) wishes to challenge a direction which the Tribunal has given, they may do so by applying for another direction which amends, suspends or sets aside the first direction.

Failure to comply with rules etc.

- 7.—(1) An irregularity resulting from a failure to comply with any requirement in these Rules, a practice direction or a direction, does not of itself render void the proceedings or any step taken in the proceedings.
- (2) If a party has failed to comply with a requirement in these Rules, a practice direction or a direction, the Tribunal may on the application of any party or on its own initiative take such action as it considers just, which may include—
- (a) waiving the requirement;
 - (b) requiring the failure to be remedied;
 - (c) exercising its power under section 25 of the 2007 Act (supplementary powers of the Tribunal); or
 - (d) exercising its power under rule 8 (striking out a party's case).

(3) A party will automatically be barred from taking further part in the proceedings by the Tribunal if that party has failed to comply with a direction that stated that failure by that party to comply with the direction would lead to the barring of that party.

(4) If a party has been barred under paragraph (3), that party may apply to the Tribunal for the lifting of the bar.

(5) An application made under paragraph (4) must be made in writing and received by the Tribunal within 14 days after the date on which the Tribunal sent notification of the bar to the parties.

(6) If a party has been barred from taking further part in proceedings under this rule and that bar has not been lifted, the Tribunal need not consider any response or other submission made by that party, and may summarily determine any or all issues against that party.

Striking out a party's case

8.—(1) The proceedings, or the appropriate part of them, will automatically be struck out by the Tribunal if the appellant, applicant or claimant has failed to comply with a direction that stated that failure by that party to comply with the direction would lead to the striking out of the proceedings or that part of them.

(2) The Tribunal must strike out the whole or a part of the proceedings if the Tribunal—

- (a) does not have jurisdiction in relation to the proceedings or that part of them; and
- (b) does not exercise its power under rule 5(3)(k)(i) (transfer to another court or tribunal) in relation to the proceedings or that part of them.

(3) The Tribunal may strike out the whole or a part of the proceedings if—

- (a) a party to the proceedings has failed to comply with a direction which stated that failure by that party to comply with the direction could lead to the striking out of the proceedings or part of them;
- (b) the appellant, applicant or claimant has failed to co-operate with the Tribunal to such an extent that the Tribunal cannot deal with the proceedings fairly and justly; or
- (c) in proceedings which are not an appeal from the decision of another tribunal or judicial review proceedings, the Tribunal considers there is no reasonable prospect of the case of the appellant, applicant or claimant, or part of it, succeeding.

(4) The Tribunal may not strike out the whole or a part of the proceedings under paragraph (2) or (3)(b) or (c) without first giving the appellant, applicant or claimant an opportunity to make representations in relation to the proposed striking out.

(5) If the proceedings have been struck out under paragraph (1) or (3)(a), the appellant, applicant or claimant may apply for the proceedings, or part of them, to be reinstated.

(6) An application made under paragraph (5) must be made in writing and received by the Tribunal within 14 days after the date on which the Tribunal sent notification of the striking out to the appellant, applicant or claimant.

Addition, substitution and removal of parties

9.—(1) The Tribunal may give a direction adding, substituting or removing a party in any proceedings.

(2) If the Tribunal gives a direction under paragraph (1) it may give such consequential directions as it considers appropriate.

(3) A person who is not a party may apply to the Tribunal to be added or substituted as a party.

(4) If a person who is entitled to be a party to proceedings by virtue of another enactment applies to be added as a party, and any conditions applicable to that entitlement have been satisfied, the Tribunal must give a direction adding that person as a party.

Orders for costs

- 10.**—(1) The Tribunal may make an order for costs on an application or on its own initiative.
- (2) A person making an application for an order for costs—
- (a) must send or deliver a written application to the Tribunal and to the person against whom it is proposed that the order be made; and
 - (b) may send or deliver with the application a schedule of the costs claimed sufficient to allow summary assessment of such costs by the Tribunal.
- (3) An application for an order for costs may be made at any time during the proceedings but may not be made later than 14 days after the date on which—
- (a) the Tribunal sends a decision notice recording the decision which finally disposes of all issues in the proceedings;
 - (b) the Tribunal sends notice of consent to a withdrawal under rule 19 (withdrawal) which ends the proceedings; or
 - (c) notice of withdrawal is sent to the Tribunal with the consent of all parties.
- (4) The Tribunal may not make an order for costs against a person (the “paying person”) without first—
- (a) giving that person an opportunity to make representations; and
 - (b) if the paying person is an individual, considering that person’s financial means.
- (5) The amount of costs or expenses to be paid under an order under this rule may be determined by—
- (a) summary assessment by the Tribunal;
 - (b) agreement of a specified sum by the paying person and the person entitled to receive the costs or expenses (“the receiving person”); or
 - (c) detailed assessment of the whole or a specified part of the costs incurred by the receiving person on the standard basis or, if specified in the costs order, on the indemnity basis by the Tribunal or, if it so directs, on application to the Senior Courts Costs Office or a county court; and the Civil Procedure Rules 1998(a) shall apply, with necessary modifications, to that application and assessment as if the proceedings in the Tribunal had been proceedings in a court to which the Civil Procedure Rules 1998 apply.
- (6) In an appeal against the decision of a leasehold valuation tribunal—
- (a) the Tribunal may make an order in respect of costs under section 29(4) of the Act (wasted costs);
 - (b) the Tribunal may not make an order in respect of costs against a party to the appeal unless the Tribunal considers that the party ordered to pay costs or its representative has behaved unreasonably in bringing, defending or conducting the proceedings; and
 - (c) the Tribunal may not, under paragraph (b), order a party to pay more than £500 in respect of costs.

Representatives

- 11.**—(1) A party may appoint a representative (whether a legal representative or not) to represent that party in the proceedings.
- (2) If a party appoints a representative, that party (or the representative if the representative is a legal representative) must send or deliver to the Tribunal and to each other party to the proceedings written notice of the representative’s name and address.
- (3) Anything permitted or required to be done by a party under these Rules, a practice direction or a direction may be done by the representative of that party, except signing a witness statement.

(a) S.I. 1998/3132.

- (4) A person who receives notice of the appointment of a representative—
- (a) must provide to the representative any document which is required to be provided to the represented party, and need not provide that document to the represented party; and
 - (b) may assume that the representative is and remains authorised as such until they receive written notification that this is not so from the representative or the represented party.
- (5) At a hearing a party may be accompanied by another person whose name and address has not been notified under paragraph (2) but who, with the permission of the Tribunal, may act as a representative or otherwise assist in presenting the party's case at the hearing.
- (6) Paragraphs (2) to (4) do not apply to a person who accompanies a party under paragraph (5).
- (7) In this rule “legal representative” means a person who, for the purposes of the Legal Services Act 2007(a), is an authorised person in relation to an activity which constitutes the exercise of a right of audience or the conduct of litigation within the meaning of that Act.

Calculating time

12.—(1) An act required by these Rules, a practice direction or a direction to be done on or by a particular day must be done by 5pm on that day.

(2) If the time specified by these Rules, a practice direction or a direction for doing any act ends on a day other than a working day, the act is done in time if it is done on the next working day.

Sending and delivery of documents

13.—(1) Any document to be provided to the Tribunal under these Rules, a practice direction or a direction must be—

- (a) sent by pre-paid post or by document exchange, or delivered by hand, to the address of the office of the Tribunal;
- (b) sent by fax to the fax number of the office of the Tribunal; or
- (c) sent or delivered by such other method as the Tribunal may permit or direct.

(2) Subject to paragraph (3), if a party provides a fax number, email address or other details for the electronic transmission of documents to them, that party must accept delivery of documents by that method.

(3) If a party informs the Tribunal and all other parties that a particular form of communication, other than pre-paid post or delivery by hand, should not be used to provide documents to that party, that form of communication must not be so used.

(4) If the Tribunal or a party sends a document to a party or the Tribunal by email or any other electronic means of communication, the recipient may request that the sender provide a hard copy of the document to the recipient. The recipient must make such a request as soon as reasonably practicable after receiving the document electronically.

(5) The Tribunal and each party may assume that the address provided by a party or its representative is and remains the address to which documents should be sent or delivered until receiving written notification to the contrary.

Waiver or alternative method of service

14. The Tribunal may waive a requirement under these Rules to send or deliver a notice or other document to a person or make an order for service by alternative method (whether by advertisement in a newspaper or otherwise) as the Tribunal may think fit if that person—

- (a) cannot be found after all diligent enquiries have been made;
- (b) has died and has no personal representative; or

(a) 2007 c.29.

- (c) for any other reason a notice or other document cannot readily be sent or delivered to that person in accordance with these Rules.

Evidence and submissions

15.—(1) Without restriction on the general powers in rule 5(1) and (2) (case management powers), the Tribunal may give directions as to—

- (a) issues on which it requires evidence or submissions;
- (b) the nature of the evidence or submissions it requires;
- (c) whether the parties are permitted to provide expert evidence, and if so whether the parties must jointly appoint a single expert to provide such evidence;
- (d) any limit on the number of witnesses whose evidence a party may put forward, whether in relation to a particular issue or generally;
- (e) the manner in which any evidence or submissions are to be provided, which may include a direction for them to be given—
 - (i) orally at a hearing; or
 - (ii) by written submissions or witness statement; and
- (f) the time at which any evidence or submissions are to be provided.

(2) The Tribunal may—

- (a) admit evidence whether or not—
 - (i) the evidence would be admissible in a civil trial in England or Wales; or
 - (ii) the evidence was available to a previous decision maker; or
- (b) exclude evidence that would otherwise be admissible where—
 - (i) the evidence was not provided within the time allowed by a direction or a practice direction;
 - (ii) the evidence was otherwise provided in a manner that did not comply with a direction or a practice direction; or
 - (iii) it would otherwise be unfair to admit the evidence.

(3) The Tribunal may consent to a witness giving, or require any witness to give, evidence on oath, and may administer an oath for that purpose.

(4) A witness statement must contain the words “I believe that the facts stated in this witness statement are true”, and be signed by the person who makes it.

(5) Where a witness who has made a witness statement is called to give oral evidence, their witness statement shall stand as their evidence in chief unless the Tribunal directs otherwise, but the witness may with the permission of the Tribunal—

- (a) amplify the witness statement they have made; and
- (b) give evidence in relation to new matters which have arisen since the witness statement was provided to the other parties.

Expert evidence

16.—(1) It is the duty of an expert to help the Tribunal on matters within the expert’s expertise and this duty overrides any obligation to the person from whom the expert has received instructions or by whom the expert is paid.

(2) Subject to paragraph (3) no party may call more than one expert witness without the permission of the Tribunal.

(3) In proceedings relating to mineral valuations or business disturbance, no party may call more than two expert witnesses without the permission of the Tribunal.

(4) Expert evidence is to be given in a written report unless the Tribunal directs otherwise.

(5) Within 1 month of being sent a request by the Tribunal, or such longer period as the Tribunal may direct, a party intending to rely on the evidence of an expert must send to the Tribunal and the other parties the written report of their expert.

(6) A written report of an expert must—

- (a) contain a statement that the expert understands the duty in paragraph (1) and has complied with it;
- (b) contain the words “I believe that the facts stated in this report are true and that the opinions expressed are correct”;
- (c) comply with the requirements of any practice direction as regards its form and contents; and
- (d) be signed by the expert.

Summoning of witnesses and orders to answer questions or produce documents

17.—(1) On the application of a party or on its own initiative, the Tribunal may—

- (a) by summons require any person to attend as a witness at a hearing at the time and place specified in the summons; or
- (b) order any person to answer any questions or produce any documents in that person’s possession or control which relate to any issue in the proceedings.

(2) A summons under paragraph (1)(a) must—

- (a) give the person required to attend 14 days’ notice of the hearing or such shorter period as the Tribunal may direct; and
- (b) where the person is not a party, make provision for the person’s necessary expenses of attendance to be paid, and state who is to pay them.

(3) No person may be compelled to give any evidence or produce any document that the person could not be compelled to give or produce on a trial of an action in a court of law.

(4) A person who receives a summons or order may apply to the Tribunal for it to be varied or set aside if they did not have an opportunity to object to it before it was made or issued.

(5) A person making an application under paragraph (4) must do so as soon as reasonably practicable after receiving notice of the summons or order.

(6) A summons or order under this rule must—

- (a) state that the person on whom the requirement is imposed may apply to the Tribunal to vary or set aside the summons or order, if they did not have an opportunity to object to it before it was made or issued; and
- (b) state the consequences of failure to comply with the summons or order.

Site inspections

18.—(1) Subject to paragraph (2), the Tribunal may with the consent of the occupier enter and inspect—

- (a) the land or property that is the subject of the proceedings; and
- (b) as far as practicable, any other land or property relevant to the proceedings to which the attention of the Tribunal is drawn.

(2) If the Tribunal intends to enter any premises under paragraph (1) it must—

- (a) give reasonable notice to the occupier of the premises; and
- (b) give notice to the parties of the proposed inspection.

Withdrawal

19.—(1) Subject to paragraph (2), a party may give notice of the withdrawal of its case, or any part of it—

- (a) at any time before a hearing to consider the final disposal of the proceedings (or, if the Tribunal disposes of the proceedings without a hearing, before that final disposal), by sending or delivering to the Tribunal and all other parties a written notice of withdrawal; or
- (b) orally at a hearing.

(2) Notice of withdrawal will not take effect unless the Tribunal consents to the withdrawal.

(3) The requirement in paragraph (2) does not apply to—

- (a) an application for permission to appeal; or
- (b) a notice of withdrawal to which all the parties to the proceedings consent.

(4) A party which has withdrawn its case or part of it may apply to the Tribunal for the case to be reinstated.

(5) An application under paragraph (4) must be made in writing and be received by the Tribunal within 1 month after—

- (a) the date on which the Tribunal received the notice under paragraph (1)(a); or
- (b) the date of the hearing at which the case was withdrawn orally under paragraph (1)(b).

PART 3

Applications for permission to appeal

Application to the Tribunal for permission to appeal

20.—(1) Where permission to appeal to the Tribunal against the decision of another tribunal is required, a person may apply to the Tribunal for permission to appeal to the Tribunal against such a decision only if—

- (a) they have made an application for permission to appeal to the tribunal which made the decision challenged; and
- (b) that application has been refused or has not been admitted.

(2) An application for permission to appeal must be made in writing and received by the Tribunal no later than 14 days after the date on which the tribunal that made the decision under challenge sent notice of its refusal of permission to appeal, or refusal to admit the application for permission to appeal, to the applicant.

(3) The application must be signed and dated and must state—

- (a) the name and address of the applicant and, if represented,—
 - (i) the name and address of the applicant's representative; and
 - (ii) the professional capacity, if any, in which the applicant's representative acts;
- (b) an address where documents for the applicant may be sent or delivered;
- (c) details (including the full reference) of the decision challenged;
- (d) the grounds of appeal on which the applicant relies;
- (e) the name and address of each respondent; and
- (f) whether the applicant wants the application to be dealt with at a hearing.

(4) The applicant must provide with the application—

- (a) a copy of—
 - (i) any written record of the decision being challenged;

- (ii) any separate written statement of reasons for that decision;
 - (iii) the notice of refusal of permission to appeal or refusal to admit the application for permission to appeal from the other tribunal; and
 - (iv) any other document relied on in the application to the Tribunal; and
- (b) the fee payable to the Tribunal.
- (5) If the applicant provides the application to the Tribunal later than the time required by paragraph (2) or by an extension of time allowed under rule 5(3)(a) (power to extend time)—
- (a) the application must include a request for an extension of time and the reason why the application was not provided in time; and
 - (b) unless the Tribunal extends time for the application under rule 5(3)(a) (power to extend time) the Tribunal must not admit the application.
- (6) If the tribunal that made the decision under challenge refused to admit the applicant's application for permission to appeal because the application for such permission or for a written statement of reasons was not made in time—
- (a) the application to the Tribunal must include the reason why the application to the other tribunal for permission to appeal or for a written statement of reasons, as the case may be, was not made in time; and
 - (b) the Tribunal must only admit the application if the Tribunal considers that it is in the interests of justice for it to do so.
- (7) The applicant must send or deliver to the Tribunal with the application for permission sufficient copies of the application and accompanying documents for service on the respondent.
- (8) Unless it decides to dismiss the application without representations from the respondent the Tribunal must send or deliver a copy of the application and accompanying documents to the respondent, and must specify a time limit within which any representations relating to the application must be made.
- (9) A respondent who wishes to make representations in relation to the application—
- (a) must do so in writing within the time limit specified under paragraph (8);
 - (b) may include an application for permission to cross-appeal if the applicant is granted permission to appeal;
 - (c) must at the same time send a copy of the representations and any application to all the other parties and inform the Tribunal in writing that this has occurred; and
 - (d) must state whether the respondent wants the application to be dealt with at a hearing.
- (10) An application for permission to cross-appeal under paragraph (9)(b) must state the grounds on which the application is made and must include a copy of any document relied on in the application.

Decision in relation to permission to appeal

21.—(1) The Tribunal shall determine an application for permission to appeal without a hearing unless it appears to the Tribunal that a hearing is necessary or desirable.

- (2) The Tribunal may give permission to appeal with such limitations or conditions as the Tribunal thinks fit.
- (3) The Tribunal may direct that the appeal or any of the issues in the appeal are to be dealt with by review rather than by rehearing.
- (4) If the Tribunal refuses permission to appeal, it must send written notice of the refusal and of the reasons for the refusal to the applicant.
- (5) If the Tribunal gives permission to appeal—
 - (a) the Tribunal must send written notice of the permission, and of the reasons for any limitations or conditions on such permission, to each party;

- (b) subject to any direction by the Tribunal, the application for permission to appeal stands as the notice of appeal; and
 - (c) the Tribunal may, with the consent of the parties, determine the appeal without further representations.
- (6) In this rule, references to appeals include cross-appeals where appropriate.

PART 4

Appeals

Notice of appeal

22.—(1) This rule applies—

- (a) if another tribunal has given permission for a party to appeal to the Tribunal;
- (b) permission to appeal is not required; or
- (c) subject to any other direction by the Tribunal, if the Tribunal has given permission to appeal and has given a direction that the application for permission to appeal does not stand as the notice of appeal.

(2) The appellant must provide a notice of appeal to the Tribunal so that it is received within 1 month after—

- (a) the date that the tribunal that gave permission to appeal sent notice of such permission to the appellant; or
- (b) if permission to appeal is not required, the date on which the notice of decision to which the appeal relates was sent to the appellant.

(3) The notice of appeal must be signed and dated and must include the information listed in rule 20(3)(content of the application for permission to appeal).

(4) If another tribunal has given permission to appeal, the appellant must provide with the notice of appeal—

- (a) a copy of—
 - (i) any written record of the decision being challenged;
 - (ii) any separate written statement of reasons for that decision;
 - (iii) the notice of permission to appeal;
 - (iv) a copy of any document relied upon in the appeal other than the report of any expert witness; and
 - (v) if the appeal is against the decision of a valuation tribunal, a copy of the proposal or determination that was the subject of the appeal to the valuation tribunal; and
- (b) the fee payable to the Tribunal.

(5) If the appellant provides the notice of appeal to the Tribunal later than the time required by paragraph (2)—

- (a) the notice of appeal must include a request for an extension of time and the reason why the notice was not provided in time; and
- (b) unless the Tribunal extends time for the notice of appeal under rule 5(3)(a) (power to extend time) the Tribunal must not admit the notice of appeal.

(6) The appellant must send or deliver to the Tribunal with the notice of appeal sufficient copies of the notice and accompanying documents for each respondent.

(7) When the Tribunal receives the notice of appeal it must send a copy of the notice and any accompanying documents to each respondent.

Respondent's notice

23.—(1) A respondent may provide a respondent's notice to an appeal.

(2) A person entitled to provide a respondent's notice under paragraph (1) shall, unless that person has been given permission to cross-appeal, cease to be a respondent if no such respondent's notice is provided within the time specified in paragraph (3) or such further time as may be allowed under rule 5(3)(a) (power to extend time).

(3) Any respondent's notice must be in writing and must be sent or delivered to the Tribunal and the appellant so that it is received no later than 1 month after the date on which the Tribunal sent—

- (a) notice that it had given permission to appeal to the respondent; or
- (b) a copy of the notice of appeal to the respondent.

(4) The respondent's notice must be signed and dated and must state—

- (a) the name and address of the respondent and, if represented,—
 - (i) the name and address of the respondent's representative; and
 - (ii) the professional capacity if any, in which the respondent's representative acts;
- (b) an address where documents for the respondent may be sent or delivered;
- (c) the grounds on which the respondent relies in opposing the appeal or in support of a cross-appeal; and
- (d) whether the respondent wants the case to be dealt with at a hearing.

(5) If the respondent provides a respondent's notice to the Tribunal later than the time required by paragraph (2), the notice must include a request for an extension of time and the reason why the notice was not provided in time.

(6) If in any proceedings the Tribunal receives a respondent's notice from more than one respondent, it must send a copy of each notice received to each of the other respondents.

Appellant's reply

24.—(1) Subject to any direction given by the Tribunal, the appellant may provide a reply to any response provided under rule 23 (respondent's notice).

(2) Any reply provided under paragraph (1) must be in writing and must be sent or delivered to the Tribunal and every respondent so that it is received within 1 month after the date on which the relevant respondent sent the respondent's notice to the appellant.

PART 5

References

Application of Part 5

25. Part 5 applies to—

- (a) any reference to the Tribunal other than an appeal or an application to which Part 3 (applications for permission to appeal), 6 (applications under section 84 of the Law of Property Act 1925), 7 (applications under section 2 of the Rights of Light Act 1959) or 11 (correcting, setting aside, reviewing and appealing decisions of the Tribunal) applies; and
- (b) any reference by consent under section 1(5) of the 1949 Act under which the Tribunal acts as arbitrator.

Notice of reference

26.—(1) A reference is made by sending or delivering to the Tribunal a notice of reference.

- (2) The parties to the proceedings are the person making the reference and any person named as a party in the notice of reference.
- (3) The notice of reference must be signed, dated and state—
- (a) the name and address of the person making the reference and, if represented,—
 - (i) the name and address of that person’s representative; and
 - (ii) the professional capacity, if any, in which the person’s representative acts;
 - (b) an address where documents for the person making the reference may be sent or delivered;
 - (c) the address or description of the land to which the reference relates;
 - (d) the name and address of every other person with an interest in the land;
 - (e) the nature of the interest in the land of the person making the reference and that of any other person named in the notice;
 - (f) the statutory provision under which the reference is made (unless the reference is a reference by consent);
 - (g) if the claim is for compensation or other monetary award, the amount claimed;
 - (h) the matter on which the person making the reference seeks the determination of the Tribunal; and
 - (i) whether the person making the reference wants the reference to be dealt with at a hearing.
- (4) The person making the reference must provide with the notice of reference—
- (a) a copy of the order or other documents in consequence of which the reference is made including any agreement conferring jurisdiction on the Tribunal;
 - (b) if the reference relates to compensation payable on the compulsory acquisition of land, a copy of any—
 - (i) notice to treat that has been served;
 - (ii) notice of entry that has been served; and
 - (iii) notice of claim and amendments thereto delivered to the acquiring authority in pursuance of section 4 of the 1961 Act; and
 - (c) the fee payable to the Tribunal.
- (5) The person making the reference must provide with the notice of reference sufficient copies for every other person named as a party in the notice of reference, of—
- (a) the notice of reference; and
 - (b) the documents listed in paragraph (4).
- (6) A notice of reference in relation to compensation payable on the compulsory acquisition of land may not be sent or delivered to the Tribunal earlier than 1 month after the date of service or deemed service under section 7 of the Compulsory Purchase (Vesting Declarations) Act 1981^(a) of the notice to treat, or if no such notice is served or deemed in accordance with any enactment to be served, of the notice of claim.
- (7) The notice of reference must be sent or delivered so that it is received by the Tribunal within 1 month of—
- (a) in a reference under section 153(1) of the Town and Country Planning Act 1990^(b), the date of service of a counter-notice;
 - (b) in a reference under regulation 7(1) or 12(3) of the Town and Country Planning (Compensation and Certificates) Regulations 1974^(c), the date of issue of notice of the decision or findings to which the reference relates;

(a) 1981 c.66.
(b) 1990 c.8.
(c) S.I. 1974/1242

- (c) in a reference under regulation 15(1) of the Town and Country Planning (Compensation and Certificates) Regulations 1974, the Secretary of State's determination.
- (8) When the Tribunal receives a reference, it must send copies of the notice and the accompanying documents to the persons named in the notice.

Response to notice of reference

27.—(1) A person to whom the Tribunal sends a copy of the notice of reference must, within 1 month of the Tribunal sending the notice, send or deliver to the Tribunal and the party who made the reference a response to the notice of reference.

(2) The response to the notice of reference must be signed, dated and must state whether the person making the response intends to take part in the proceedings and, if so, must—

- (a) state their name and address and, if represented,—
 - (i) the name and address of their representative; and
 - (ii) the professional capacity, if any, in which the representative acts;
 - (b) provide an address where documents for the person making the response may be sent or delivered;
 - (c) provide a summary of the contentions of the person making the response in relation to the reference;
 - (d) if the person making the response is a claimant and the claim is for compensation or a monetary award, the amount claimed; and
 - (e) whether the person making the response wants the reference to be dealt with at a hearing.
- (3) After receipt of a response to a notice of reference the Tribunal must direct either—
- (a) that the person who made the reference and any person making a response must, within such period as is stated in the direction, send or deliver to the Tribunal and each other party a statement of case that complies with the requirements of any practice direction; or
 - (b) that the notice of reference and any response to a notice of reference shall stand as the statement of case of the party that gave such notice or response.

References by consent: application of the Arbitration Act 1996

28. If the reference is by consent under section 1(5) of the 1949 Act and the parties have not agreed otherwise, the following provisions of the Arbitration Act 1996 apply to the proceedings—

- (a) section 8 (whether agreement discharged by death of a party);
- (b) section 9 (stay of legal proceedings);
- (c) section 10 (reference of interpleader issue to arbitration);
- (d) section 12 (power of court to extend time for beginning arbitral proceedings, etc.);
- (e) section 23 (revocation of arbitrator's authority);
- (f) section 57 (correction of award or additional award) in so far as it relates to costs and so that the reference to 'award' includes a reference to any decision of the Tribunal; and
- (g) section 60 (agreement to pay costs in any event).

PART 6

Applications under section 84 of the Law of Property Act 1925 (discharge or modification of restrictive covenants affecting land)

Interpretation

29. In this Part—

“application land” means the land to which the application relates;

“section 84” means section 84 of the Law of Property Act 1925; and

“restriction” means a restriction, arising under a covenant or otherwise, as to the user of or building on any freehold land or any leasehold land held for a term of more than 40 years of which at least 25 years have expired.

Method of making application

30.—(1) An application under section 84 is made by sending or delivering to the Tribunal an application which must be signed, dated and must state—

- (a) the name and address of the applicant and, if represented,—
 - (i) the name and address of the applicant’s representative; and
 - (ii) the professional capacity, if any, in which the applicant’s representative acts;
- (b) an address where documents for the applicant may be sent or delivered;
- (c) the address or description of the application land;
- (d) the nature of the applicant’s interest in the application land;
- (e) the name of any other person with an interest in the application land and the nature of their interest;
- (f) the address or description of the land which is subject to the restriction;
- (g) the address or description of the land which, and the identity of any person (if known) who has the benefit of the restriction, or any person whom the applicant believes may have such benefit and the reasons for that belief;
- (h) the ground or grounds in section 84 on which the applicant relies and the reasons for considering that that ground or those grounds apply;
- (i) whether the applicant is applying to discharge or modify the restriction and provide details of the discharge or modification sought; and
- (j) details of any planning permission in respect of the application land that has been applied for, granted or refused within the five years preceding the application.

(2) The applicant must provide with the application—

- (a) a copy of the instrument imposing the restriction and any attached plan coloured in accordance with the original or, if the instrument cannot be found, other documentary evidence of the restriction;
- (b) a plan identifying—
 - (i) the application land;
 - (ii) if ascertainable, any additional land which is subject to the restriction; and
 - (iii) the land which has the benefit of the restriction; and
- (c) the fee payable to the Tribunal.

(3) An application may be made jointly by two or more persons if the land in which they are interested is the same land or different parts of the land affected by the restriction.

Notices to be given

31.—(1) Upon receipt of an application, the Tribunal must send written directions to the applicant specifying—

- (a) what notices are to be given;
- (b) when these notices are to be given; and
- (c) whether these notices should be given by advertisement or otherwise, to persons who appear to be entitled to the benefit of the restriction.

(2) The notices must require any person who claims to be entitled to the benefit of the restriction, who objects to the discharge or modification of it proposed by the application, or who claims compensation for such modification or discharge, to send to the Tribunal and to the applicant notice of any objections they may have and of the amount of compensation they claim, if any.

(3) The notices to be given under paragraph (1) must be given by the applicant who, as soon as reasonably practicable after the end of the period for sending or delivering a notice of objection in rule 32(1) (notice of objection), must certify in writing to the Tribunal that directions as to the giving of those notices have been complied with.

Notice of objection

32.—(1) Notice of an objection to an application under section 84 and any claim for compensation must be in writing and must be sent or delivered to the Tribunal and the applicant so that it is received by the Tribunal within 1 month from the giving of the notices referred to in rule 31 (notices to be given).

(2) The notice of objection must be signed and dated and must state—

- (a) the name and address of the objector and, if represented,—
 - (i) the name and address of the objector’s representative; and
 - (ii) the professional capacity, if any, in which the objector’s representative acts;
- (b) an address where documents for the objector may be sent or delivered;
- (c) the basis upon which the objector claims to be entitled to the benefit of the restriction;
- (d) any ground of objection; and
- (e) whether the objector wants the case to be dealt with at a hearing.

Admission of objectors

33.—(1) Within 14 days of receipt of a notice of objection, if the applicant does not accept that objector is entitled to the benefit of the restriction, the applicant must send or deliver to the Tribunal and the objector a notice stating why the applicant does not accept that the objector is entitled to the benefit of the restriction.

(2) Any objector to whom the applicant does not send or deliver a notice under paragraph (1) shall be admitted to oppose the application.

(3) An objector who receives a notice from the applicant under paragraph (1) must within 14 days send or deliver to the Tribunal and the applicant evidence of their entitlement to the benefit of the restriction.

(4) Within 14 days of receipt of evidence under paragraph (3) the applicant must inform the Tribunal and the objector whether the applicant accepts that the objector is entitled to the benefit of the restriction.

(5) As soon as practical after receipt of a notice under paragraph (4) that the applicant does not accept the evidence of entitlement, but after giving to the applicant and the objector the

opportunity to be heard, the Tribunal must determine whether the objector should be admitted to oppose the application.

Statements of case

- 34.** If an objector has been admitted to oppose the application, the Tribunal must direct either—
- (a) that the applicant and each objector, within such periods as are stated in the direction, send or deliver to the Tribunal and each other party a statement of case; or
 - (b) that the application and each notice of objection shall stand as the statement of case of the party that made the application or gave such notice.

Power to direct additional notices

35. If it appears to the Tribunal at any time before the determination of the application that any person who has not received notice of the application otherwise than by advertisement should have received specific notice, the Tribunal may require the applicant to give notice to that person and may adjourn the hearing to enable that person to make an objection or a claim for compensation.

Enquiries of local authorities

36. If before or at the hearing of an application the Tribunal considers that enquiries should be made at any local authority within whose area the land affected by the restriction is situated, the Tribunal may direct those enquiries to be made and may adjourn the case until the local authority has replied.

Orders where compensation is payable

- 37.** Where the Tribunal orders the discharge or modification of a restriction subject to the payment of compensation—
- (a) the discharge or modification shall not take effect until the Tribunal has endorsed on the order that the compensation has been paid; and
 - (b) the Tribunal may direct that the order shall cease to have effect if the compensation is not paid within a specified time.

PART 7

Application under section 2 of the Rights of Light Act 1959

Interpretation

38. In this Part “section 2” means section 2 of the Rights of Light Act 1959.

Method of making application

- 39.—(1)**An application for a certificate of the Tribunal under section 2 is made by sending or delivering to the Tribunal a signed and dated application which must state—
- (a) the name and address of the applicant;
 - (b) the name and address of the applicant’s representative (if any);
 - (c) whether the applicant is—
 - (i) the owner;
 - (ii) the tenant for a term of years certain and, if so, when the term will expire; or
 - (iii) the mortgagee in possession of the servient land;
 - (d) a description of the servient land;

- (e) the name of the local authority that keeps the relevant register of local land charges;
 - (f) the names and addresses of all persons known by the applicant, after conducting all reasonable enquiries, to be occupying the dominant building or to have a proprietary interest in it; and
 - (g) if the application is for a temporary certificate, the grounds upon which it is claimed that the case is of exceptional urgency.
- (2) The applicant must provide with an application under paragraph (1)—
- (a) three copies of the application for the registration of a notice under section 2 that the applicant proposes to make to the local authority in whose area the dominant building is situated and any attached plans; and
 - (b) the fee payable to the Tribunal.

Notices to be given

40.—(1) Upon receipt of an application the Tribunal shall send or deliver written directions to the applicant specifying what notices are to be given and when such notices are to be given, whether by advertisement or otherwise, to persons who appear to the Tribunal likely to be affected by the registration in the register of local land charges of a notice under section 2.

(2) The notices that the Tribunal directs shall be given under this rule must be given by the applicant who must—

- (a) as soon as reasonably practicable notify the Tribunal in writing once this has been done; and
- (b) set out full particulars of the steps taken.

Issue of temporary certificate

41.—(1) If the Tribunal is satisfied that the case is one of exceptional urgency that requires the immediate registration of a temporary notice in the register of local land charges, the Tribunal shall issue a temporary certificate.

(2) A temporary certificate shall last no longer than six months.

Issue of definitive certificate of adequate notice

42. The Tribunal shall issue a definitive certificate of adequate notice when it is satisfied that any notices which it has directed must be given under rule 40 (notices to be given) have been given.

PART 8

Judicial review proceedings

Judicial review proceedings transferred to the Tribunal

43. When a court transfers judicial review proceedings to the Tribunal, the Tribunal—

- (a) must notify each party in writing that the proceedings have been transferred to the Tribunal; and
- (b) must give directions as to the future conduct of the proceedings.

PART 9

Hearings

Decision with or without a hearing

- 44.**—(1) Subject to paragraph (2), the Tribunal may make any decision without a hearing.
(2) The Tribunal must have regard to any view expressed by a party when deciding whether to hold a hearing to consider any matter, and the form of any such hearing.

Notice of hearings

- 45.**—(1) The Tribunal must give each party reasonable notice of the time and place of any hearing and any change to the time and place of the hearing.
(2) The period of notice under paragraph (1) must be at least 14 days except that—
(a) in applications for permission to bring judicial review proceedings, the period of notice must be at least 2 working days; and
(b) the Tribunal may give shorter notice—
(i) with the parties' consent; or
(ii) in urgent or exceptional cases.

Public and private hearings

- 46.**—(1) Subject to the following paragraphs, all hearings must be held in public.
(2) Subject to paragraph (6), each party is entitled to attend a hearing.
(3) Except in a compulsory purchase compensation reference, the Tribunal may give a direction that a hearing, or part of it, is to be held in private.
(4) If the Tribunal is acting as an arbitrator in a reference by consent under section 1(5) of the 1949 Act, any hearing must be held in private.
(5) Where a hearing, or part of it, is to be held in private, the Tribunal may determine who is entitled to attend the hearing or part of it.
(6) The Tribunal may give a direction excluding from any hearing, or part of it, any person whose conduct the Tribunal considers is disrupting or is likely to disrupt the hearing.
(7) The Tribunal may give a direction excluding a witness from a hearing until that witness gives evidence.

Hearings in a party's absence

- 47.** If a party fails to attend a hearing, the Tribunal may proceed with the hearing if the Tribunal—
(a) is satisfied that the party has been notified of the hearing or that reasonable steps have been taken to notify the party of the hearing; and
(b) considers that it is in the interests of justice to proceed with the hearing.

PART 10

Decisions

Consent orders

- 48.**—(1) The Tribunal may, at the request of the parties but only if it considers it appropriate, make a consent order disposing of the proceedings and making such other appropriate provision as the parties have agreed.

(2) Notwithstanding any other provision of these Rules, the Tribunal need not hold a hearing before making an order under paragraph (1).

Decisions

49.—(1) The Tribunal may give a decision orally at a hearing.

(2) The Tribunal must provide to each party as soon as reasonably practicable after making a decision which finally disposes of all issues in the proceedings (except a decision under Part 11 (correcting, setting aside, reviewing and appealing decisions of the Tribunal))—

- (a) a decision notice stating the Tribunal’s decision; and
- (b) notification of any rights of review or appeal against the decision and the time and manner in which such rights of review or appeal may be exercised.

(3) The Tribunal must provide written reasons for its decision with a decision notice provided under paragraph (2)(a) unless—

- (a) the decision was made with the consent of the parties; or
- (b) the parties have consented to the Tribunal not giving written reasons.

(4) The Tribunal may provide written reasons for any decision to which paragraph (2) does not apply.

(5) If the Tribunal has made an award in proceedings on a compulsory purchase compensation reference, the Tribunal must, on the application of a party, specify the amount awarded in respect of any particular element of the subject of the award.

PART 11

Correcting, setting aside, reviewing and appealing decisions of the Tribunal

Interpretation

50. In this Part—

- “appeal” means the exercise of a right of appeal under section 13 of the 2007 Act; and
- “review” means the review of a decision by the Tribunal under section 10 of the 2007 Act.

Clerical mistakes and accidental slips or omissions

51. The Tribunal may at any time correct any clerical mistake or other accidental slip or omission in a decision or record of a decision by—

- (a) sending notification of the amended decision, or a copy of the amended record, to all parties; and
- (b) making any necessary amendment to any information published in relation to the decision or record.

Setting aside a decision which disposes of proceedings

52.—(1) The Tribunal may set aside a decision which disposes of proceedings, or part of such a decision, and re-make the decision or the relevant part of it, if—

- (a) the Tribunal considers that it is in the interests of justice to do so; and
- (b) one or more of the conditions in paragraph (2) are satisfied.

(2) The conditions are—

- (a) a document relating to the proceedings was not sent or delivered to, or was not received at an appropriate time by, a party or a party’s representative;

- (b) a document relating to the proceedings was not sent or delivered to the Tribunal at an appropriate time;
- (c) a party, or a party's representative, was not present at a hearing related to the proceedings; or
- (d) there has been some other procedural irregularity in the proceedings.

(3) A party applying for a decision, or part of a decision, to be set aside under paragraph (1) must send a written application to the Tribunal and all other parties so that it is received no later than 1 month after the date on which the Tribunal sent notice of the decision to the party.

Application for permission to appeal

53.—(1) A person seeking permission to appeal must make a written application to the Tribunal for permission to appeal.

(2) The application must be sent or delivered to the Tribunal so that it is received within 1 month after the latest of the dates on which the Tribunal sent to the person making the application—

- (a) written reasons for the decision;
- (b) notification of amended reasons for, or correction of, the decision following a review; or
- (c) notification that an application for the decision to be set aside has been unsuccessful.

(3) The date in paragraph (2)(c) applies only if the application for the decision to be set aside was made within the time stipulated in rule 52 (setting aside a decision which disposes of proceedings) or any extension of that time granted by the Tribunal.

(4) If the person seeking permission to appeal provides the application to the Tribunal later than the time required or any extension of time under rule 5(3)(a) (power to extend time)—

- (a) the application must include a request for an extension of time and the reason why the application notice was not provided in time; and
- (b) unless the Tribunal extends time for the application under rule 5(3)(a) (power to extend time) the Tribunal must refuse the application.

(5) The application must—

- (a) identify the decision of the Tribunal to which it relates;
- (b) identify the alleged error or errors of law in the decision; and
- (c) state the result the party making the application is seeking.

Tribunal's consideration of application for permission to appeal

54.—(1) On receiving an application for permission to appeal the Tribunal may review the decision in accordance with rule 55 (review of a decision), but may only do so if—

- (a) when making the decision the Tribunal overlooked a legislative provision or binding authority which could have had a material effect on the decision; or
- (b) since the Tribunal's decision, a court has made a decision which is binding on the Tribunal and which, had it been made before the Tribunal's decision, could have had a material effect on the decision.

(2) If the Tribunal decides not to review the decision, or reviews the decision and decides to take no action in relation to the decision or part of it, the Tribunal must consider whether to give permission to appeal in relation to the decision or that part of it.

(3) The Tribunal must send a record of its decision to the parties as soon as practicable.

(4) If the Tribunal refuses permission to appeal it must send with the record of its decision—

- (a) a statement of its reasons for such refusal; and
- (b) notification of the right to make an application to the relevant appellate court for permission to appeal and the time within which, and the method by which, such application must be made.

(5) The Tribunal may give permission to appeal on limited grounds, but must comply with paragraph (4) in relation to any grounds on which it has refused permission.

Review of a decision

55.—(1) The Tribunal may only undertake a review of a decision pursuant to rule 54(1) (Tribunal’s consideration of application for permission to appeal).

(2) The Tribunal must notify the parties in writing of the outcome of any review and of any rights of review or appeal in relation to the outcome.

(3) If the Tribunal decides to take any action in relation to a decision following a review without first giving every party an opportunity to make representations, the notice under paragraph (2) must state that any party that did not have an opportunity to make representations may apply for such action to be set aside and for the decision to be reviewed again.

Power to treat an application as a different type of application

56. The Tribunal may treat an application for a decision to be corrected, set aside or reviewed, or for permission to appeal against the decision, as an application or any other one of those things.

PART 12

Revocations and transitional provision

Revocations

57.—(1) The following instruments are revoked—

- (a) the Lands Tribunal Rules 1996(a);
- (b) the Lands Tribunal (Amendment) Rules 1997(b);
- (c) the Lands Tribunal (Amendment) Rules 1998(c);
- (d) the Lands Tribunal (Amendment) Rules 2003(d); and
- (e) the Lands Tribunal (Amendment) Rules 2006(e).

(2) Paragraphs 55 to 92 of Schedule 2 to the Transfer of Tribunal Functions (Lands Tribunal and Miscellaneous Amendments) Order 2009 are revoked.

Transitional provision

58. In proceedings which were started before [XXXX commencement date], the Tribunal may give any direction to ensure that the proceedings are dealt with fairly and, in particular, may—

- (a) apply any provision of the Lands Tribunal Rules 1996 which applied to the proceedings before [XXXX commencement date]; and
- (b) disapply provisions of these Rules.

Names of TPC members signing to be inserted

I allow these Rules
Signed by authority of the Lord Chancellor

(a) S.I. 1996/1022.
(b) S.I. 1997/1965.
(c) S.I. 1998/22.
(d) S.I. 2003/2945.
(e) S.I. 2006/880.

Date

Name
Parliamentary Under Secretary of State
Ministry of Justice

EXPLANATORY NOTE

(This note is not part of the Rules)

These Rules replace the Lands Tribunal Rules 1996 and correspond closely to the Tribunal Procedure (Upper Tribunal) Rules 2008.