Delivery of the Home Buying and Selling Roadmap

9th November 2026

Delivery of the Home Buying and Selling Roadmap

Summary

- Where to access the Roadmap detail
- Implementation Timeline
- How are decisions being made?
  - MHCLG draws on the feedback from the consultations
  - Uses this information to help conduct round tables and 1:1s with organisations and companies across the home moving sector
  - Where required, engage via surveys and more consultations
  - Prepare for submitting legislation
  - Aim to secure legislation slots
    - But compete with all the other requirements

Where to access the HB&S Roadmap detail?

www.gov.uk/government/consultations/home-buying-and-selling-reform/outcome/home-buying-and-selling-reform-roadmap



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Ministry of Housing, Communities & Local Government

Consultation outcome

Home buying and selling reform roadmap

Updated 19 June 2026

Contents

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Chapter 2: Consultations on home buying and selling reform
Chapter 3: Objectives
Chapter 4: Requiring upfront property information
Chapter 5: Professionalising property agents
Chapter 6: Digital property logbooks and packs
Chapter 7: Binding conditional contracts

Chapter 1: Introduction

Why reform is needed

For too many people, moving home becomes a drawn-out test of patience at exactly the moment life needs certainty. Once an offer is accepted, it takes around 120 days on average to complete, and the journey is now around 60% longer than it was in 2007.

When things go wrong, they often go wrong late: around one in 3 transactions fall through, leaving families facing wasted fees, stress, and months of planning unravelling.

The consultation findings inform further discussions and meetings to finalise recommendations and help shape the legislation needed to deliver the changes

Material information category	Percentage of total responses who thought it should be included
Tenure	56%
Sewerage	56%
Ground rent/service charge	54%
Planning permission	52%
Water supply	51%
Parking	51%
Price	50%
Flood risk	50%
Heating type	49%
Restrictions (listed property, conservation area etc)	49%
Property construction (thatched, prefabricated etc)	49%
Building safety defects	48%
Rights and easements	47%
Council tax	47%
Electricity supply	47%
Issues with property (damp, asbestos etc)	47%
Broadband	46%
Property type (detached etc)	46%
Coastal erosion	45%
Accessibility and adaptations	45%
Number and type of rooms	44%
Mobile phone signal	44%
Coalfield or mining area	42%
Any other category	60%

https://www.gov.uk/government/consultations/home-buying-and-selling-reform/outcome/home-buying-and-selling-reform-roadmap#chapter-12-material-information-in-property-listings

Summary of roles: from policy responsibility to digitisation of property data

ONE ROADMAP • CONNECTED DELIVERY

MHCLG

Policy owner and overall Roadmap lead

Retains responsibility for all Roadmap commitments, including policy, legislation and regulation.

Examples of wider Roadmap activity

- Material Information: Mandating upfront property details
- Logbooks &Packs: Standardising property records
- Binding conditional contract: reducing transaction fall-throughs
- AML-the wider framework: (whilst DPSMG supports practical work on reusable verification and reducing repeated checks)
- Leasehold and Freehold sales information: requirements affecting information supplied during the transaction

DPMSG

Collaborative forum, chaired by MHCLG

Develops proposals, coordinates activity and advises government on the Roadmap's digitalisation commitments.

Digital delivery groups

- Digital Upfront Information
- Searches and Local Authority Data
- Education and reform readiness
- QES and Digital Verification
- Innovation and AI
- Smart Property Data

The examples show the main emphasis of each role, not a hard dividing line. MHCLG retains accountability throughout.

How MHCLG and DPMSG work together across the Roadmap

MHCLG Responsibility

- Determines required content, policy, and legislative requirements for sales packs and logbooks etc

DPMSG Feedback to MHCLG

- How the information required will be gathered, maintained, and shared digitally through Smart Property Data.

Initiative	MHCLG role	DPMSG Feedback
Sales packs and logbooks	Sets policy, required content and legislative requirements.	Supports trusted digital access, maintenance, sharing and reuse.
Material and upfront information	Determines what information is required, when and from whom.	Supports access to trusted sources and earlier digital sharing.
Smart Property Data	Leads policy and the regulatory framework across government.	Develops standards, trust and interoperability arrangements.



https://www.digitalpropertymarket.org/

Addition of Regulation of Property Agents (ROPA)

4th November, 2026

What other groups are working on HB&S Changes?

Home Buying and Selling Council

Support delivery of the Roadmap to all sectors across the Home Moving industry and provide consistent consumer education

Other Government Initiatives and Departments

Landlord database for rented properties – should feed into material information, sales packs and property logbooks

Leasehold and Freehold Act and Commonhold changes – https://www.gov.uk/government/news/government-goes-further-to-protect-leaseholders

Smart Data Act and Digital Verification - driven by DBT and DSIT

OPDA

Trade professionals, organisations, and enthusiasts who are passionate about leveraging property data for innovation and progress who commit to digitisation, collaboration, and working towards Certification of our common data standards.

Charter 28

A Charter for faster, more certain property transactions, the industry is uniting to make positive change happen by streamlining the https://project28charter.co.uk/commitments/ process – with all parties aligned to reduce transaction times.

CFIT

Brings together leaders from finance, technology, academia and regulators to drive innovation and unlock growth across the UK's financial ecosystem.

How else is the Roadmap being tested?

- Trade and professional bodies, Ombudsman, Redress Schemes and Regulators all working on the HB&S reform:-
  - https://www.rics.org/news-insights/current-topics-campaigns/home-buying-and-selling-reform-hub
  - https://www.propertymark.co.uk/policy/improving-home-buying-and-selling.html
- Small, medium sized companies and corporates are putting teams together to plan to be Roadmap ready

How else is the Roadmap being tested?

- Companies are already offering some upfront services
  eg material information, sales packs, logbooks and upfront condition reports:-
  - But it's important to be aware that the detail and how these will work has not yet been confirmed by government.
  - Check if they are working in line with the Open Property Data Framework
  - Via the Roadmap, companies offering these services will need to be accredited
  - Some are making claims about working with government – and it's important to verify any of these

Government Reform Roadmap

Action Plan for Conveyancers

DRAFT

01 Now: bring legal work forward

Earlier instruction: Offer a pre-marketing service with agents.

Roles: Agree who gathers and interprets legal, technical and condition information.

Capacity: Plan staffing, training and fees while protecting service quality.

02 Now–2028: improve digital readiness

Pilot tools: Test tools and plan training and investment, including support for smaller firms.

AML: Assess reusable checks against your firm's obligations.

2027: Review the advisory Charter and AI standards when published.

03 Before legislation: prepare for change

Sales packs: Plan legal verification and search-refresh processes.

Contracts: Help shape fair withdrawal penalties and valid exceptions. Prepare client advice when rules are clear.

Implementation: Train staff once rules are clear. Confirm scope and commencement before rollout.

Home Buying & Selling Reform: Conveyancers' Timeline - Draft

Planning stages for firms. Government milestones do not set separate conveyancer compliance deadlines.

2026 – 2027: Now

Voluntary preparation

Earlier instruction: Provide legal/title information before marketing.

AML: Explore tools that reduce duplicate checks.

Capacity: Plan training for earlier involvement.

Contracts: Consider voluntary reservation agreements.

2027 – 2028: Next

Standards and adoption

2027: Advisory Charter and AI conveyancing standards.

Digital tools: Digital ID, electronic signatures, logbooks and packs.

Consultations: Contract penalties and sales information.

By 2028: HMLR Local Land Charges migration.

Future: end of Parliament

Future legal requirements

Sales packs: Legal/title information before listing.

Binding contracts: Only after sales packs are embedded.

Digital data: Logbooks and secure sharing requirements.

Timing: Subject to legislation and commencement.

DRAFT

Sequence: sales packs before binding contracts. Future legislation depends on parliamentary time.

HBSC Resources & Ways Conveyancers Can Shape Reform

Use practical resources, contribute evidence and keep up with the roadmap.

01

Use the Free HBSC Toolkit

Now: review upfront information guidance, BASPI and reservation agreement resources. Share the buyer and seller guides with clients.

Explore the resources

02

Help Shape Implementation

As consultations open: contribute through professional bodies and DPMSG on responsibilities, withdrawal penalties and valid exceptions.

Contact DPMSG

03

Follow Roadmap Updates

Now and throughout implementation: follow government and professional-body updates. Track guidance, consultation dates and commencement, then update your firm’s action plan.

Read the government roadmap

Read the Law Society update



Any Questions?