



Remote Hearings in the Upper Tribunal, Lands Chamber

1. Introduction

- 1.1. This guidance concerns the mode and listing of remote hearings in the Upper Tribunal, Lands Chamber.
- 1.2. This guidance supersedes the previous guidance on remote hearings issued on 26th November 2025.
- 1.3. This guidance follows the Judicial Principles on remote participation, issued by the Lady Chief Justice and the Senior President of Tribunals, set out below:
 - a) [*Remote Participation Overarching Guidance*](#)
 - b) [*Remote Participation Judicial Principles*](#)
- 1.4. The decision to hold a hearing remotely or to enable participants to attend remotely is a judicial one.
- 1.5. Link to [What to expect when joining a telephone or video hearing](#).

2. Rules of Procedure

- 2.1. Procedure in the Upper Tribunal, Lands Chamber is governed by The Tribunal Procedure (Upper Tribunal) (Lands Chamber) Rules 2010.
- 2.2. Rule 2(2) of the Rules provides that the Tribunal's overriding objective of dealing with cases fairly and justly includes dealing with the case in ways which are proportionate, seeking flexibility in the proceedings, ensuring that the parties are able to participate fully, and avoiding delay.
- 2.3. Rule 5(3)(g) provides that the Tribunal's power to regulate its own procedure includes power to decide the form of any hearing.
- 2.4. Rule 16(1)(e) provides that the Tribunal may give directions about the manner in which any evidence or submissions are to be provided.

3. Mode of Hearing

- 3.1 Hearings in the Upper Tribunal, Lands Chamber may take place in person or remotely.
- 3.2 Remote hearings use video or, if video is not convenient, telephone.
- 3.3 A hearing may be fully remote (meaning none of the participants is present in the hearing venue) or partially remote (meaning some participants are present in a hearing venue but some join remotely). The mode may also change during a multi-day hearing, with all participants present in the hearing venue on one day but some or all joining remotely on another day.

4. Default approaches when listing cases for a hearing

4.1 In order to ensure the efficient despatch of business, case management hearings will usually be remote hearings.

4.2 There will be no default approach for other hearings.

5. Relevant factors

5.1 The question of whether a hearing should be remote is a matter of discretion for the Judge or Tribunal Member, based on a number of clear fundamental principles.

5.2 Decisions whether to hold a remote hearing are to be taken on a case-by-case basis with the aim of achieving the Tribunal's overriding objective of dealing with all cases fairly and justly.

5.3 What accords with the Tribunal's overriding objective in each case will depend on the circumstances and on the available resources.

5.4 In deciding whether to conduct a hearing remotely the Judge or Tribunal Member will take into account:

5.4.1 The views and preferences of the parties.

5.4.2 The nature of the hearing (for example whether witnesses will give evidence and be cross-examined).

5.4.3 The expected length of the hearing.

5.4.4 The vulnerability or disability of any participant.

5.4.5 The availability of a venue convenient to the parties and the Tribunal at which an in-person hearing could take place.

5.4.6 The availability of suitable premises and technical facilities to enable a fully or partly remote hearing to take place.

5.4.7 Whether the choice as to mode of hearing is likely to speed up or delay the progress of the case.

5.4.8 Any other material consideration.

6. Changes to mode of hearing

6.1 Any request for the Tribunal to conduct a remote hearing should be made as early as possible and should explain why a remote hearing is preferred.

6.2 A Judge or Tribunal Member may change the mode of hearing, such as by converting an in-person hearing to video. This may follow an application by a party. It may also happen because the Judge or Member has taken that decision on their own initiative.

7. Public access to remote hearings

7.1 Remote hearings are accessible to the public and access will be made available on request.

7.2 Facilities for remote observation of in-person hearings are limited and remote observation cannot be guaranteed. Any request to facilitate remote observation should be made as early as possible.

Mr Justice Edwin Johnson

Chamber President

3 June 2026