

**IN THE COMPETITION APPEAL TRIBUNAL**

Case no. **1771/7/7/26**

**IN THE MATTER OF PROPOSED COLLECTIVE PROCEEDINGS  
UNDER SECTION 47B OF THE COMPETITION ACT 1998  
RELATING TO RIGHTMOVE FEES**

**B E T W E E N : -**

**JEREMY STEVEN NEWMAN**

**Applicant/  
Proposed Representative**

**-and-**

**(1) RIGHTMOVE PLC**

(a company incorporated under the laws of England & Wales)

**(2) RIGHTMOVE GROUP LIMITED**

(a company incorporated under the laws of England & Wales)

**Respondents/  
Proposed Defendants**

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**APPENDIX 3 to JSN1: CPO APPLICATION  
NOTICE**

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**Estate agents, letting agents, new home developers and anyone else in England, Wales and Scotland who paid fees to Rightmove for property portal services in relation to residential property could benefit from a collective claim**

**THIS NOTICE**

*This is a legal notice published on the direction of the UK Competition Appeal Tribunal (the "Tribunal").*

Jeremy Newman has filed an application for permission to bring collective proceedings against Rightmove plc and Rightmove Group Limited (together, "**Rightmove**").

The Consumer Rights Act 2015 allows collective proceedings to be brought on behalf of a group of persons (known as a "**class**") who are alleged to have suffered loss as a result of unlawful anticompetitive conduct. For collective proceedings to be brought, the Tribunal must first make a collective proceedings order (a "**CPO**") authorising a person to act as a representative of the class and certifying the eligibility of the claims for inclusion in collective proceedings.

Mr Newman seeks the Tribunal's permission to bring collective proceedings for damages against Rightmove on behalf of a proposed class who he alleges have suffered losses due to Rightmove's conduct, as detailed below.

This notice is for your information as you may have a right to take part in the Tribunal's consideration of the application by submitting written observations or applying to be heard at the CPO hearing which is scheduled to commence on 2 November 2026, with a time estimate of one day, with one day in reserve (3 November 2026).

**THE PROPOSED CLAIM**

It is Mr Newman's case that Rightmove has been abusing its dominant position in the property portal services market in England, Wales and Scotland in order to strengthen its competitive position, and to charge excessive and unfair fees to its subscribers.

Specifically, Mr Newman claims that:

1. Rightmove has charged prices which are excessive and unfair in their own right and/or when compared to the prices of competing services; and
2. Rightmove has engaged in a course of exclusionary conduct which imposes unfair conditions and/or prevents others from competing (effectively or at all) in the online property portal market.

(together, the "**Abuse of Dominance**")

This conduct is alleged to have occurred during the Relevant Period (as defined below). Mr Newman alleges that Rightmove's Abuse of Dominance leveraged its entrenched position in the online property portal market in England, Wales and Scotland (in which Rightmove enjoys dominance) to increase its prices and to restrict competition leading to subscribers paying higher fees and to a less competitive online property portal market with lower quality portals and less differentiation and innovation across portals.

Whilst Rightmove has not (yet) been the subject of a regulatory decision in respect of this conduct, it has been the focus of significant public concern, including petitions calling for a Competition and Markets Authority investigation and widespread industry criticism of its pricing practices.

More information about the proposed claim is available from the claim website [rightmovefeesclaim.com](http://rightmovefeesclaim.com). Information concerning the Application, including a summary of the proposed claim, is available on the Tribunal's website [www.catribunal.org.uk/cases/17717726-mr-jeremy-newman](http://www.catribunal.org.uk/cases/17717726-mr-jeremy-newman).

## THE PROPOSED CLASS DEFINITION

The proposed class consists of: *"All persons domiciled in the Territory on the Domicile Date that, at any point during the Relevant Period, paid fees directly to Rightmove for the receipt of Rightmove's Property Portal Services in relation to the sale or letting of residential property in the Territory"* (the "**Proposed Class**").

The following terms referred to above are defined as follows:

1. The "**Territory**" means England, Wales and Scotland;
2. "**Domicile Date**" means the date of domicile to be determined by the Tribunal;
3. "**Property Portal Services**" means services relating to the publication, operation, distribution and/or receipt by other persons of online property portals or platforms, whether published or received from a website or a mobile electronic device; and
4. "**Relevant Period**" means the period starting six years before the date this claim was filed and ending on the date the claim form was filed. (Mr Newman seeks to combine Claims that accrued during the Relevant Period; but each of those underlying Claims will be in respect of all corresponding losses, whenever suffered, including after the end of the Relevant Period.)

Persons who fall within the Proposed Class definition will automatically be included in the claim and will be bound by any settlement or judgment on the common issues, unless they choose to opt out.

More information is available at the claim website [www.rightmovefeesclaim.com](http://www.rightmovefeesclaim.com) together with frequently asked questions.

## HEARING OF THE APPLICATIONS

A hearing will take place on 2 November 2026 with a time estimate of one day, with one day in reserve (3 November 2026) to decide whether the proposed claim can proceed. It is expected to last for 1 day, with one day in reserve. The location of the hearing will be: Competition Appeal Tribunal, Salisbury Square House, 8 Salisbury Square, London, EC4Y 8AP.

## YOUR LEGAL RIGHTS AND OPTIONS NOW

<b>Object to the Application or the Applicant</b>	Any member of the Proposed Class, or any third party with an interest (who is not a member of the Proposed Class), may object to the Application or the authorisation of Mr Newman to be the class representative by stating their reasons for objecting in writing to be received by the Tribunal by 4pm on 1 September 2026.
<b>Apply to make oral/written submissions to the Tribunal</b>	Any member of the Proposed Class, or any third party with an interest (who is not a member of the Proposed Class), may also apply to the Tribunal for permission to make written and/or oral submissions at the hearing on 2 November 2026. Any such application must be made in writing, supported by reasons, to be received by the Tribunal by 4pm on 1 September 2026.
<b>Tribunal's contact details</b>	The Registrar, Competition Appeal Tribunal, Salisbury Square House, 8 Salisbury Square, London EC4Y 8AP; its website is <a href="http://www.catribunal.org.uk">www.catribunal.org.uk</a> ; its email address is: <a href="mailto:registry@catribunal.org.uk">registry@catribunal.org.uk</a> When writing to the Tribunal you need to include the reference 1771/7/7/26.