
Changes to legislation: Leasehold Reform Act 1967, Paragraph 10 is up to date with all changes known to be in force on or before 21 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

SCHEDULES

SCHEDULE 1

ENFRANCHISEMENT OR EXTENSION BY SUB-TENANTS

Extension

- 10 (1) Where a lease is executed to give effect to section 14 of this Act, then except as provided by paragraph 11 below the new tenancy shall be granted by the landlord having an interest sufficient in point of duration which is not superior to another such interest.
- (2) Subject to paragraph 11 below, the lease shall have effect for the creation of the new tenancy, and for the operation of the rights and obligations conferred and imposed by it, as if there had been a surrender and re-grant of any subsisting tenancy intermediate between the interest of the landlord granting the new tenancy and the tenancy in possession, and the covenants and other provisions of the lease shall be framed and take effect accordingly.
- (3) If there is no one landlord having such an interest in the whole of the house and premises as is referred to in sub-paragraph (1) above, then those having the appropriate interests in separate parts thereof shall instead grant the tenancy; and where it is necessary in accordance with this sub-paragraph for more than one landlord to join in granting the new tenancy, the lease shall have effect in accordance with sub-paragraph (2) above, but as if they had been jointly entitled to their interests and had become separately entitled by assignments taking effect immediately after the lease.
- (4) The lease shall give effect to section 15(2) of this Act on the basis that the references there to the landlord include the landlord granting the new tenancy, the immediate landlord of whom the new tenancy will be held and any intermediate landlord, and shall give effect to section 15(3) on the basis that account is to be taken of obligations imposed on any of those landlords by virtue of the new tenancy or any superior tenancy; and section 16(4) of this Act shall apply on the basis that the reference there to the tenant's landlord includes the immediate landlord of whom the new tenancy will be held and all superior landlords, including any superior to the landlord granting the new tenancy.

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Changes and effects yet to be applied to :

- Sch. 1 para. 10(4) words omitted by 2024 c. 22 s. 34(6)(a)
- Sch. 1 para. 10(4) words substituted by 2024 c. 22 s. 34(6)(b)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 1(1C) inserted by 2024 c. 22 Sch. 3 para. 4(2)
- s. 1(6A) inserted by 2024 c. 22 Sch. 8 para. 12
- s. 4B inserted by 2024 c. 22 Sch. 3 para. 4(3)
- s. 7A inserted by 2024 c. 22 s. 46
- s. 9(A1) inserted by 2024 c. 22 s. 35(2)(a)
- s. 14(1)(a)(b) substituted for words by 2024 c. 22 s. 34(2)(a)
- s. 14(8) inserted by 2024 c. 22 s. 34(2)(d)
- s. 14A inserted by 2024 c. 22 s. 35(3)
- s. 15(2)-(2C) substituted for s. 15(2) by 2024 c. 22 s. 34(3)(a)
- s. 17(1A)-(1C) inserted by 2024 c. 22 Sch. 8 para. 4(1)(b)
- s. 19A-19E and cross-heading inserted by 2024 c. 22 s. 38(6)
- s. 20-21C substituted for s. 20 21 by 2024 c. 22 s. 40
- s. 29(6ZA) inserted by 2024 c. 22 Sch. 3 para. 13(c)
- s. 29(9)(10) inserted by 2024 c. 22 Sch. 3 para. 13(e)
- s. 3232ZA substituted for s. 32 by 2024 c. 22 Sch. 3 para. 7
- s. 33B inserted by 2024 c. 22 Sch. 8 para. 13
- s. 36A and cross-heading inserted by 2024 c. 22 Sch. 8 para. 7(2)
- s. 37(1)(bza) inserted by 2024 c. 22 Sch. 8 para. 15(a)
- s. 37(1)(da)(db) inserted by 2024 c. 22 Sch. 8 para. 15(b)
- Sch. 1 para. 4(1)(c)(d) inserted by 2024 c. 22 Sch. 7 para. 1(2)(a)(ii)
- Sch. 1 para. 4(1A)(1B) inserted by 2024 c. 22 Sch. 7 para. 1(2)(b)
- Sch. 1 para. 5(2A)-(2D) inserted by 2024 c. 22 Sch. 7 para. 1(3)(b)
- Sch. 1 para. 5(3A)-(3C) inserted by 2024 c. 22 Sch. 7 para. 1(3)(d)
- Sch. 1 para. 6A inserted by 2024 c. 22 Sch. 7 para. 1(4)
- Sch. 1 para. 7(1)(e) and word inserted by 2024 c. 22 Sch. 7 para. 1(5)(d)
- Sch. 1 para. 11(1A) inserted by 2024 c. 22 Sch. 8 para. 8(2)(a)
- Sch. 1 para. 12A inserted by 2024 c. 22 Sch. 8 para. 8(3)
- Sch. 1 para. 12B inserted by 2024 c. 22 Sch. 8 para. 14