



Landlord and Tenant Act 1987

1987 CHAPTER 31

PART I

TENANTS' RIGHTS OF FIRST REFUSAL

Enforcement by tenants of rights against subsequent purchasers

16 Right of qualifying tenants to compel sale etc. by subsequent purchaser

- (1) Where, at the time when a notice is served under section 11(1) or 12(1) on the new landlord, he no longer holds the estate or interest that was the subject-matter of the original disposal, then—
- (a) in the case of a notice served under section 11(1), the new landlord shall, within the period specified in section 11(3)—
 - (i) furnish such person as is specified in the notice with the information that he is required to furnish by virtue of it, and
 - (ii) serve on that person a notice informing him of the name and address of the person to whom the new landlord disposed of that estate or interest ("the subsequent purchaser"), and
 - (iii) serve on the subsequent purchaser a copy of the notice under section 11(1) and of the information furnished by him under subparagraph (i) above;
 - (b) in the case of a notice served under section 12(1), the new landlord shall forthwith—
 - (i) forward the notice to the subsequent purchaser, and
 - (ii) serve on the nominated person such a notice as is mentioned in paragraph (a)(ii) above.
- (2) If the new landlord serves a notice in accordance with subsection (1)(a)(ii) or (b)(ii) above, sections 12 to 14 shall, instead of applying to the new landlord, apply to the subsequent purchaser as if he were the transferee under the original disposal.

Status: *This is the original version (as it was originally enacted).*

- (3) Subsections (1) and (2) above shall have effect, with any necessary modifications, in a case where, instead of disposing of the whole of the estate or interest referred to in subsection (1) to another person, the new landlord has disposed of it in part or in parts to one or more other persons and accordingly sections 12 to 14 shall—
- (a) in relation to any part of that estate or interest retained by the new landlord, apply to the new landlord, and
 - (b) in relation to any part of that estate or interest disposed of to any other person, apply to that other person instead as if he were (as respects that part) the transferee under the original disposal.
- (4) Subsection (1) shall not apply in a case where the premises affected by the original disposal have ceased to be premises to which this Part applies.
- (5) Section 13(6) applies for the purposes of this section.