



Leasehold Reform Act 1967

CHAPTER 88

LEASEHOLD REFORM ACT 1967

PART I

ENFRANCHISEMENT AND EXTENSION OF LONG LEASEHOLDS

Right to enfranchisement or extension

- 1 Tenants entitled to enfranchisement or extension.
- 2 Meaning of " house " and " house and premises and adjustment of boundary.
- 3 Meaning of " long tenancy ".
- 4 Meaning of " low rent ".
- 5 General provisions as to claims to enfranchisement or extension.
- 6 Rights of trustees.
- 7 Rights of members of family succeeding to tenancy on death.

Enfranchisement

- 8 Obligation to enfranchise.
- 9 Purchase price and costs of enfranchisement, and tenant's right to withdraw.
- 10 Rights to be conveyed to tenant on enfranchisement.
- 11 Exoneration from, or redemption of, rentcharges etc.
- 12 Discharge of mortgages etc. on landlord's estate.
- 13 Payment into court in respect of mortgages etc.

Extension

- 14 Obligation to grant extended lease.
- 15 Terms of tenancy to be granted on extension.
- 16 Exclusion of further rights after extension.

Landlord's overriding rights

- 17 Redevelopment rights (exclusion or termination of extension).
- 18 Residential rights (exclusion of enfranchisement or extension).
- 19 Retention of management powers for general benefit of neighbourhood.

Determination of questions, procedure, etc.

- 20 Jurisdiction and special powers of county court.
- 21 Jurisdiction of Lands Tribunal.
- 22 Validity of tenant's notices, effect on Landlord and Tenant Act 1954 and on notices to quit etc., and procedure generally.

Supplementary

- 23 Agreements excluding or modifying rights of tenant.
- 24 Application of price or compensation received by landlord, and charge of betterment levy on enfranchisement.
- 25 Mortgagee in possession of landlord's interest.
- 26 Person to act where landlord is custodian trustee or under disability.
- 27 Enfranchisement where landlord cannot be found.

Land held for public purposes, ecclesiastical land, etc.

- 28 Retention or resumption of land required for public purposes.
- 29 Reservation of future right to develop.
- 30 Reservation of right of pre-emption in new town or overspill area.
- 31 Ecclesiastical property.
- 32 Saving for National Trust.
- 33 Crown land.

Transitional

- 34 Tenancies terminated since 8th December 1964, or subject to early termination.
- 35 Proceedings and orders under Landlord and Tenant Act 1954.
- 36 Relief in respect of mortgages etc. on landlord's estate.

Construction

- 37 Interpretation of Part I.

PART II

AMENDMENTS OF OTHER ACTS

- 38 Modification of right to possession under Landlord and Tenant Act 1954.
- 39 Application of Rent Acts to long tenancies and adaptation of Landlord and Tenant Act 1954.
- 40 Amendments of Places of Worship (Enfranchisement) Act 1920.
- 41 Short title, repeals, extent and commencement.

SCHEDULES.**SCHEDULE 1 — Enfranchisement or Extension by Sub-Tenants.**

General

- 1 (1) Where a person (in this Schedule referred to as...
- 2 Subject to paragraph 3 below, " the reversioner " shall...
- 3 (1) If it appears to the court, on an application...
- 4 (1) Without prejudice to the generality of paragraph 1 above,...
- 5 (1) Notwithstanding anything in paragraph 4(2) above, any of the...
- 6 (1) The authority given by this Schedule to the reversioner...

Enfranchisement

- 7 (1) Where a conveyance is executed to give effect to...
- 8 (1) In the case of a tenancy having an expectation...
- 9 Nothing in this Schedule shall be taken to entitle the...

Extension

- 10 (1) Where a lease is executed to give effect to...
- 11 (1) Where a tenancy in the house and premises superior...
- 12 (1) No provision of any tenancy prohibiting, restricting or otherwise...

Supplementary

- 13 (1) For purposes of this Schedule the expectation of possession...
- 14 (1) This Schedule shall apply notwithstanding that the tenancy in...

SCHEDULE 2 — Provisions Supplementary to Sections 17 and 18 of this Act.

- 1 (1) This Schedule has effect where a tenant of a...
- 2 (1) Where an order for possession is made, the tenancy...
- 3 (1) On the termination of a tenancy under an order...
- 4 Where an order has been made under paragraph 2 above,...
- 5 (1) The amount payable to a tenant, by virtue of...
- 6 (1) Part I of the Landlord and Tenant Act 1927...
- 7 (1) The landlord shall not be concerned with the application...
- 8 (1) Where a landlord makes an application for possession, and...
- 9 (1) The purposes authorised for the application of capital money...

SCHEDULE 3 — Validity of Tenants' Notices, Effect on Landlord and Tenant Act 1954 etc. and Procedure Generally.

PART I

Restrictions on claims by tenant, and effect of claims on other notices, forfeitures, etc.

- 1 (1) A claim to acquire the freehold or an extended...
- 2 (1) A claim to acquire the freehold or an extended...
- 3 (1) Where a tenant makes a claim to acquire the...
- 4 (1) Where a tenant makes a claim to acquire the...
- 5 (1) For purposes of this Part of this Schedule—

PART II

Procedural Provisions

- 6 (1) A tenant's notice under Part I of this Act...
- 7 (1) Where a tenant of a house gives the landlord...
- 8 (1) Where a person (" the claimant ") gives notice...
- 9 (1) Where the interest of a landlord is subject to...

10 (1) This paragraph shall have effect in relation to a...

SCHEDULE 4 — Special Covenants with Local Authorities etc. on
Enfranchisement or Extension.

PART I — OPERATION AND ENFORCEMENT OF COVENANTS

1 (1) A covenant entered into in accordance with section 29...

2 (1) Where it appears to a local authority that a...

3 (1) Where a local authority have served on any person...

PART II — RE-ACQUISITION FOR DEVELOPMENT BY NEW TOWNS
COMMISSION OR UNIVERSITY BODY

4 Where a tenant of a house and premises acquires the...

5 (1) Where a tenant of a house and premises acquires...

SCHEDULE 5 — Landlord and Tenant Act 1954 Part I (Consequential
Amendments, Effect of Rent Act 1965, etc.).

Consequential amendments of Landlord and Tenant Act 1954

1 In Schedule 3 to the Landlord and Tenant Act 1954,...

2 The following provisions of the Landlord and Tenant Act 1954...

Regulated tenancies

3 (1) The amount of the rent payable under a regulated...

4 (1) In relation to a rent registered or to be...

Transitional

5 In relation to a tenancy to which section 1 of...

6 (1) Subject to paragraph 7(1) below, where at the operative...

7 (1) This paragraph shall have effect in relation to tenancies...

8 (1) Where a statutory tenancy has by virtue of Part...

9 Where at the operative date (within the meaning of paragraph...

Supplementary

10 (1) Section 46(2) of the Rent Act 1965 (which confers...

SCHEDULE 6 — The Places of Worship (Enfranchisement) Act 1920, as amended.

1 Right of persons holding leasehold interest in place of worship or
minister's house to acquire freehold.

2 Procedure for acquisition of reversionary interests.

3 Effect of enfranchisement on covenants.

5 Definitions.

6 Short title and extent.

SCHEDULE 7 — Repeals.

PART I

Repeals arising out of section 39 of this Act

PART II

Repeals arising out of section 40 of this Act