



Landlord and Tenant Act 1987

1987 CHAPTER 31

PART III

COMPULSORY ACQUISITION BY TENANTS OF THEIR LANDLORD'S INTEREST

25 Compulsory acquisition of landlord's interest by qualifying tenants.

(1) This Part has effect for the purpose of enabling qualifying tenants of flats contained in any premises to which this Part applies to make an application to the court for an order providing for a person nominated by them to acquire their landlord's interest in the premises without his consent; and any such order is referred to in this Part as "an acquisition order".

(2) Subject to subsections (4) and (5), this Part applies to premises if—

- (a) they consist of the whole or part of a building; and
- (b) they contain two or more flats held by tenants of the landlord who are qualifying tenants; and

[^{F1}(c) the total number of flats held by such tenants is not less than two-thirds of the total number of flats contained in the premises.]

^{F2}(3)

(4) This Part does not apply to premises falling within subsection (2) if—

- (a) any part or parts of the premises is or are occupied or intended to be occupied otherwise than for residential purposes; and
- (b) the internal floor area of that part or those parts (taken together) exceeds 50 per cent. of the internal floor area of the premises (taken as a whole);

and for the purposes of this subsection the internal floor area of any common parts shall be disregarded.

(5) This Part also does not apply to any such premises at a time when—

- (a) the interest of the landlord in the premises is held by an exempt landlord or a resident landlord, or
- (b) the premises are included within the functional land of any charity.

Changes to legislation: Landlord and Tenant Act 1987, Section 25 is up to date with all changes known to be in force on or before 03 April 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

- (6) The Secretary of State may by order substitute for the percentage for the time being specified in subsection (4)(b) such other percentage as is specified in the order.

Textual Amendments

- F1** S. 25(2)(c) substituted (1.11.1993) by 1993 c. 28, s. 85(2)(a); S.I. 1993/2134, arts. 2,5(subject to savings in Sch. 1 para. 2)
- F2** S. 25(3) repealed (1.11.1993) by 1993 c. 28, ss. 85(2)(b), 187(2), Sch. 22; S. I 1993/2134, arts. 2, 5(subject to savings in Sch. 1 para. 2)

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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. 24(2)(abb) inserted by [2002 c. 15 Sch. 10 para. 14](#)