



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.
- 1A Right to enfranchisement only in case of houses whose value or rent exceeds limit under s.1 or 4.
- 1AA Additional right to enfranchisement only in case of houses whose rent exceeds applicable limit under section 4.
- 1B Right to enfranchisement only in case of certain tenancies terminable after death or marriage.
- 2 Meaning of “house” and “houses and premises”, and adjustment of boundary.
- 3 Meaning of “long tenancy”.
- 4 Meaning of “low rent”.
- 4A Alternative rent limits for purposes of section 1A(2).
- 5 General provisions as to claims to enfranchisement or extension.
- 6 Rights of trustees.
- 6A Rights of personal representatives
- 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.

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- 9A Compensation payable in cases where right to enfranchisement arises by virtue of section 1A or 1B.
- 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 ... tribunals .
- 22 Validity of tenants' 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.
- 27A Compensation for postponement of termination in connection with ineffective claims.
- 27B Modification of section 27A where change in immediate reversion.

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.
- 32A Property transferred for public benefit etc.
- 33 Crown land.
- 33A Exclusion of certain shared ownership leases.

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.

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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 be—
- 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...
- 7A (1) The price payable for a minor superior tenancy is...
- 8
- 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...

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- 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) Sub-paragraphs (1A) to (1E) below apply where a landlord's...
 2A (1) If— (a) the landlord commences proceedings under Part 2...
 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 as tenant...
 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 WELSH NEW TOWNS RESIDUARY BODY 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...
 6

SCHEDULE 4A — Exclusion of Certain Shared Ownership Leases

Leases granted in pursuance of right to be granted a shared ownership lease

- 1 A lease granted in pursuance of the right to be...

Certain leases granted by certain public authorities

- 2 (1) A lease which— (a) was granted at a premium...

Certain housing association and other leases

- 3 (1) A lease granted by a housing association and which...
 3A (1) A lease which does not fall within paragraph 3...
 4 (1) A lease for the elderly granted by a registered...

Certain leases in protected areas

- 4A (1) A lease which does not fall within paragraph 3...

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Power to prescribe matters by regulations

- 5 (1) The Secretary of State appropriate national authority may by...

Interpretation

- 6 In this Schedule “ lease ” means a lease at...
7 In this Schedule “ appropriate national authority ” means—

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

Supplementary

- 10 (1) Section 74(2) of the Rent Act 1977 (which confers...

SCHEDULE 6 — The Places of Worship (Enfranchisement) Act 1920, As Amended

- 1 Right or 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 Definition.
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*

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Changes and effects yet to be applied to :

- s. 6(3) repealed by [2002 c. 15 Sch. 14](#)
- s. 8(4)(b) word substituted by [2016 c. 22 s. 138\(7\)](#)
- s. 11(6) words inserted by [2016 c. 22 s. 138\(8\)\(a\)](#)
- s. 11(7)(a) words inserted by [2016 c. 22 s. 138\(8\)\(b\)](#)
- s. 11(8) word substituted by [2016 c. 22 s. 138\(8\)\(c\)](#)
- s. 24(1)(b) and word omitted by [2022 c. 6 Sch. 1 para. 9\(2\)](#)
- Sch. 2 para. 9(2) omitted by [2022 c. 6 Sch. 1 para. 9\(3\)](#)