



Landlord and Tenant Act 1987

CHAPTER 31

LANDLORD AND TENANT ACT 1987

PART I

TENANTS' RIGHTS OF FIRST REFUSAL

Preliminary

- 1 Qualifying tenants to have rights of first refusal on disposals by landlord.
- 2 Landlords for the purposes of Part I.
- 3 Qualifying tenants.
- 4 Relevant disposals.
- 4A Application of provisions to contracts.

Rights of first refusal

- 5 Landlord required to serve offer notice on tenants.
- 5A Offer notice: requirements in case of contract to be completed by conveyance, &c.
- 5B Offer notice: requirements in case of sale by auction.
- 5C Offer notice: requirements in case of grant or option or right of pre-emption.
- 5D Offer notice: requirements in case of conveyance not preceded by contract, &c.
- 5E Offer notice: disposal for non-monetary consideration.
- 6 Acceptance of landlord's offer: general provisions.
- 7 Failure to accept landlord's offer or to make nomination.
- 8 Landlord's obligations in case of acceptance and nomination.
- 8A Landlord's obligation: general provisions.
- 8B Landlord's obligation: election in case of sale at auction.

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- 8C Election in case of disposal for non-monetary consideration.
- 8D Disposal in pursuance of option or right of pre-emption.
- 8E Covenant, &c affecting landlord's power to dispose.
- 9A Notice of withdrawal by nominated person.
- 9B Notice of withdrawal by landlord.
- 9 Withdrawal of either party from transaction.
- 10 Lapse of landlord's offer.
- 10A Offence of failure to comply with requirements of Part I.

Enforcement by tenants of rights against purchaser

- 11 Circumstances in which tenants' rights enforceable against purchaser
- 11A Right to information as to terms of disposal, &c.
- 12A Right of qualifying tenants to take benefit of contract.
- 12B Right of qualifying tenants to compel sale, &c. by purchaser.
- 12C Right of qualifying tenants to compel grant of new tenancy by superior landlord
- 12D Nominated persons: supplementary provisions.
- 12 Right of qualifying tenants to compel sale etc. by new landlord.
- 13 Determination of questions by leasehold valuation tribunal.
- 14 Withdrawal of nominated person from transaction under s.12B or 12C.
- 15 Right of qualifying tenants to compel grant of new tenancy by superior landlord.

Enforcement by tenants of rights against subsequent purchasers

- 16 Rights of qualifying tenants against subsequent purchaser.

Termination of rights against purchasers or subsequent purchasers

- 17 Termination of rights against purchaser or subsequent purchaser.

Notices served by prospective purchasers

- 18 Notices served by prospective purchasers to ensure that rights of first refusal do not arise.

Supplementary

- 18A The requisite majority of qualifying tenants.
- 19 Enforcement of obligations under Part I.
- 20 Construction of Part I and power of Secretary of State to prescribe modifications.

PART II

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- 21 Tenant's right to apply to court for appointment of manager.
- 22 Preliminary notice by tenant.
- 23 Application to court for appointment of manager.
- 24 Appointment of manager by a ... tribunal.
- 24ZA Application for appointment of manager by special measures manager
- 24A Jurisdiction of leasehold valuation tribunal.
- 24B Leasehold valuation tribunal: applications and fees.

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PART III

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- 25 Compulsory acquisition of landlord's interest by qualifying tenants.
- 26 Qualifying tenants.
- 27 Preliminary notice by tenants.
- 28 Applications for acquisition orders.
- 29 Conditions for making acquisition orders.
- 30 Content of acquisition orders.
- 31 Determination of terms by leasehold valuation tribunal.
- 32 Discharge of existing mortgages.
- 33 Acquisition order where landlord cannot be found.
- 34 Discharge of acquisition order and withdrawal by tenants.

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- 35 Application by party to lease for variation of lease.
- 36 Application by respondent for variation of other leases.
- 37 Application by majority of parties for variation of leases.

Orders varying leases

- 38 Orders ... varying leases.
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Applications relating to dwellings other than flats

- 40 Application for variation of insurance provisions of lease of dwelling other than a flat.

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- 41 Amendments relating to service charges.
- 42 Service charge contributions to be held in trust.
- 42A Service charge contributions to be held in designated account
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Insurance

- 43 Rights of tenants with respect to insurance.

Managing agents

- 44 Recognised tenants' associations to be consulted about managing agents.
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PART VI

INFORMATION TO BE FURNISHED TO TENANTS

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- 47 Landlord's name and address to be contained in demands for rent etc.
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England
- 48 Notification by landlord of address for service of notices.
- 49 Extension of circumstances in which notices are sufficiently served.
- 49A Notification by landlord of building safety information: England
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assignment.
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PART VII

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- 53 Regulations and orders.
- 54 Notices.
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- 56 Crown land.
- 57 Financial provision.
- 58 Exempt landlords and resident landlords.
- 59 Meaning of "lease", "long lease" and related expressions.
- 60 General interpretation.
- 61 Consequential amendments and repeals.
- 62 Short title, commencement and extent.

SCHEDULES

SCHEDULE 1 — DISCHARGE OF MORTGAGES ETC.: SUPPLEMENTARY PROVISIONS

Part I — DISCHARGE IN PURSUANCE OF PURCHASE NOTICES

Construction

- 1 In this Part of this Schedule— "the consideration payable" means...

Duty of nominated person to redeem mortgages

- 2 (1) Where in accordance with section 12B(5)(a) an instrument will...

Determination of amounts due in respect of mortgages

- 3 (1) For the purpose of determining the amount payable in...

Payments into court

- 4 (1) Where under section 12B(5)(a) any property is to be...

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Savings

- 5 (1) Where any property is discharged by section 12B(5)(a) from...
Part II — DISCHARGE IN PURSUANCE OF ACQUISITION ORDERS

Construction

- 6 In this Part of this Schedule— “the consideration payable” means...

Duty of nominated person to redeem mortgages

- 7 (1) Where in accordance with section 32(1) an instrument will...

Determination of amounts due in respect of mortgages

- 8 (1) For the purpose of determining the amount payable in...

Payments into court

- 9 (1) Where under section 32 any premises are to be...

Savings

- 10 (1) Where any premises are discharged by section 32 from...

SCHEDULE 2 — AMENDMENTS RELATING TO SERVICE CHARGES

Meaning of “service charge” and “relevant costs”

- 1 In section 18(1) of the 1985 Act, for “flat” substitute...

Limitation of service charges: reasonableness

- 2 In section 19 of the 1985 Act—

Limitation of service charges: estimates and consultation

- 3 The following section shall be substituted for section 20 of...

Additional limitations on service charges

- 4 The following sections shall be inserted in the 1985 Act...

Request for summary of relevant costs

- 5 (1) Section 21 of the 1985 Act shall be amended...

Request to inspect supporting accounts etc.

- 6 In section 22 of the 1985 Act, after subsection (4)...

Effect of assignment on request

- 7 In section 24 of the 1985 Act, for “flat” substitute...

Exception where rent is registered and not entered as variable

- 8 In section 27 of the 1985 Act, for “flat” substitute...

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Meaning of “qualified accountant”

9 (1) Section 28 of the 1985 Act shall be amended...

Meaning of “recognised tenants’ association”

10 (1) Section 29 of the 1985 Act shall be amended...

Definitions

11 In section 30— (a) omit the definition of “flat”; and...

SCHEDULE 3 — RIGHTS OF TENANTS WITH RESPECT TO INSURANCE

Construction

1 In this Schedule— “landlord”, in relation to a tenant by...

Request for summary of insurance cover

2 (1) Where a service charge is payable by the tenant...

Request to inspect insurance policy etc.

3 (1) This paragraph applies where a tenant, or the secretary...

Request relating to insurance effected by superior landlord

4 (1) If a request is made under paragraph 2 in...

Effect of assignment on request

5 The assignment of a tenancy does not affect the validity...

Failure to comply with paragraph 2, 3 or 4 an offence

6 (1) It is a summary offence for a person to...

Tenant’s right to notify insurers of possible claim

7 (1) This paragraph applies to any dwelling in respect of...

Right to challenge landlord’s choice of insurers

8 (1) This paragraph applies to a tenancy of a dwelling...

Exception for tenants of certain public authorities

9 (1) Paragraphs 2 to 8 do not apply to a...

SCHEDULE 4 — CONSEQUENTIAL AMENDMENTS

- 1 In section 49(1) (rules to provide for notices of other...
- 2 In section 64 (certificates to be produced and noted on...
- 3 In Schedule 13 (provisions with respect to residuary bodies)—
- 4 In section 45 (disposals in relation to which ss.46 to...
- 5 Omit section 49 (information held by superior landlord).
- 6 In section 50(1) (offences), omit “or 49”.
- 7

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SCHEDULE 5 — REPEALS

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Changes and effects yet to be applied to :

- Pt. 2 heading words substituted by 1996 c. 52 s. 87Sch. 5
- s. 4(2)(c) substituted by 1996 c. 27 Sch. 8 Pt. 1 para. 38
- s. 42(2) words repealed by 2002 c. 15 Sch. 14
- s. 42(5) repealed by 2002 c. 15 Sch. 14
- s. 42(8) words repealed by 2002 c. 15 Sch. 14
- s. 52(4)(5) repealed by 1990 c. 41 Sch. 20
- s. 53(2)(b) words repealed by 2008 c. 17 Sch. 16
- Sch. 2 para. 2(b) repealed by 1990 c. 41 Sch. 20
- Sch. 2 para. 5 repealed by 2002 c. 15 Sch. 14
- Sch. 2 para. 6 repealed by 2002 c. 15 Sch. 14
- Sch. 2 para. 9 and cross-heading repealed by 2008 c. 17 Sch. 16

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