



Landlord and Tenant Act 1987

1987 CHAPTER 31

PART I

TENANTS' RIGHTS OF FIRST REFUSAL

[^{F1} Enforcement by tenants of rights against purchaser]

[^{F1}14] Withdrawal of nominated person from transaction under s.12B or 12C.

- (1) Where notice has been duly served on the landlord under—
section 12B (right of qualifying tenants to compel sale, &c by purchaser), or
section 12C (right of qualifying tenants to compel grant of new tenancy by
superior landlord),

the nominated person may at any time before a binding contract is entered into in
pursuance of the notice, serve notice under this section on the purchaser (a “notice of
withdrawal”) indicating an intention no longer to proceed with the disposal.
- (2) If at any such time the nominated person becomes aware that the number of qualifying
tenants of the constituent flats desiring to proceed with the disposal is less than the
requisite majority of those tenants, he shall forthwith serve a notice of withdrawal.
- (3) If a notice of withdrawal is served under this section the purchaser may recover from
the nominated person any costs reasonably incurred by him in connection with the
disposal down to the time when the notice is served on him.
- (4) If a notice of withdrawal is served at a time when proceedings arising under or by
virtue of this Part are pending before the court or the [^{F2}Upper Tribunal], the liability
of the nominated person for any costs incurred by the purchaser as mentioned in
subsection (3) shall be such as may be determined by the court or (as the case may
be) by the Tribunal.
- (5) The costs that may be recovered by the purchaser under this section do not include any
costs incurred by him in connection with an application to [^{F3}the appropriate tribunal].

Changes to legislation: Landlord and Tenant Act 1987, Section 14 is up to date with all changes known to be in force on or before 21 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

Textual Amendments

- F1** Ss. 11, 11A, 12A-12D, 13, 14 and crossheading substituted for ss. 11-15 (1.10.1996) by 1996 c. 52, s. 92(1), **Sch. 6 Pt. II**; S.I. 1996/2212, **art. 2(2)** (with Sch.)
- F2** Words in s. 14(4) substituted (1.6.2009) by virtue of **The Transfer of Tribunal Functions (Lands Tribunal and Miscellaneous Amendments) Order 2009** (S.I. 2009/1307), **art. 1, Sch. 1 para. 182** (with Sch. 5)
- F3** Words in s. 14(5) substituted (1.7.2013) by **The Transfer of Tribunal Functions Order 2013** (S.I. 2013/1036), **art. 1, Sch. 1 para. 64** (with Sch. 3)

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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](#)