



# 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.

*Status: Point in time view as at 29/04/2021.*

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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.

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## 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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