

# Tenants' Pre-emption Rights

A landlord's guide to the  
Landlord and Tenant Act 1987

Peta Dollar Sarah Thompson-Copsey

# Tenants Pre Emption Rights A Landlords Guide To The Landlord And Tenant Act 1987

**David Sawtell, Damian Falkowski**



## **Tenants Pre Emption Rights A Landlords Guide To The Landlord And Tenant Act 1987:**

*Tenants' Pre-emption Rights* Peta Dollar, Sarah Thompson-Copsey, 1999 As local authorities encourage inner city re development the Landlord and Tenant Act 1987 which introduced the idea of pre emption rights will apply to an increasing number of properties In a single source of reference *Tenants Pre Emption Rights* provides comprehensive and concise advice on how landlords and freehold purchasers can mitigate some of the difficulties associated with the Landlord and Tenant Act 1987 It provides solutions to some practical problems allowing landlords and property managers to plan sales acquisitions and developments in the light of this knowledge In particular the book examines the wealth of cases that have shaped the law since it came into force and highlights the specific problems associated with mixed use buildings for example a flat above a shop Written by specialists from the property litigation department at Denton Hall the book also includes invaluable checklists and precedents An essential reference for all property lawyers residential property managers and surveyors *Tenants Pre emption Rights A Landlord s Guide to the Landlord and Tenant Act 1987* answers such questions as Which premises are affected by the Act What is a building Which tenants have the rights What are the general requirements of Section 5 What are the practical points on service of notices What action needs to be taken on tenants response to section 5 notices What are the consequences for the purchaser of the vendors failure to comply with the act How can arrangements be made to ensure that disposals fall outside the act *Tenants Pre emption Rights* contains a practical guide to the workings of the Act and includes invaluable checklists precedents and practical examples throughout a step by step guide to assessing whether or not a proposed transaction is caught by the Act guidance on how to avoid falling within the ambit of the Act detailed advice to a potential purchaser to ensure that his purchase is not snatched from him because of the vendor s failure to comply with the Act a chapter devoted to common questions with answers a glossary of terms used in the Act diagrams and flow charts setting out the timing of the various procedures under the Act solutions to practical problems allowing landlords and property managers to plan sales acquisitions and developments

### **A Guide to Landlord and Tenant Law**

Emily Walsh, 2018-06-14 *A Guide to Landlord and Tenant Law* provides a strong foundation in commercial landlord and tenant and housing law The book is designed to provide a complete course text for both undergraduate and postgraduate students from surveying and real estate management backgrounds This clear and accessible textbook aims to introduce the reader to the fundamentals of both residential and commercial landlord and tenant law by considering the nature of the tenancy and the relationship between the parties It examines the main elements of the commercial lease including rent repair alienation termination and statutory renewal The main types of residential tenancy are also considered including assured and assured shorthold tenancies secure and Rent Act tenancies and long leasehold enfranchisement The book aims to familiarise the reader with the contractual documentation as well as the common law and statutory codes which form the basis of landlord and tenant transactions It contains useful features such as extracts from the Model Commercial Lease key

case summaries a glossary and chapter summaries further reading lists In addition students on the Legal Practice Course and Bar Professional Training Course will find this to be a useful supplementary resource as will professional surveyors and lawyers looking for a refresher on the latest landlord and tenant law     A Guide to the Housing Act 1996 James Driscoll,1996 The Housing Bill 1996 is a complex piece of legislation which covers a wide range of issues which affect both the privately and publicly rented sectors This text explains the implications of the Housing Bill 1996 with tables of statutes and cases and the full text of the legislation     *Library Bulletin* Great Britain. Depts. of the Environments and Transport. Library Services,1988     *The Irish Law Times and Solicitors' Journal* ,1898     Chambers & Partners' Directory of the Legal Profession ,1996     **The Legal 500** John Pritchard,1998     **Tenants' Right of First Refusal** Anthony (Barrister Radevsky, Falcon Chambers),Anthony Radevsky,Wayne (Barrister Clark, Falcon Chambers),Wayne Clark,2021-02-25 Tenant s Right of First Refusal is a thorough and authoritative guide to all aspects of residential tenants right of first refusal under the Landlord and Tenant Act 1987 It provides practitioners with an analysis of the law from both the landlord s and the tenants point of view guiding the reader through the intricacies of the Act     *Subject Guide to Books in Print* ,1991     New York Magazine ,1987-06-22 New York magazine was born in 1968 after a run as an insert of the New York Herald Tribune and quickly made a place for itself as the trusted resource for readers across the country With award winning writing and photography covering everything from politics and food to theater and fashion the magazine s consistent mission has been to reflect back to its audience the energy and excitement of the city itself while celebrating New York as both a place and an idea     *West's New York Supplement* ,1992     Tenant's Right of Pre-Emption Philip Kenny,1999 Blackstones Landlord and Tenant Series breaks down the subject of landlord and tenant into the areas that come up most in practice Each book in the series provides practical treatment of a particular subject With their clear exposition of the law they will be invaluable to landlord andtenant specialists The 1987 Landlord and Tenant Act Part I which was remodelled by the Housing Act 1996 is an amazingly complex piece of legislation It affects many valuable transactions where the landlord seeks to deal with their interest in let property and where the tenants seek to take advantage of theircomplex statutory rights This book dissects the Act and offers practical solutions to common problems A full set of precedents are included The author of the text and precedents has dealt with large scale problems under this Act almost continuously since it was passed and the text reflects that experience     **Short Guide to the Landlord and Tenant Act 1987** Martyn Zeidman,Constance Whippman,1987     Tenant's Right of First Refusal Anthony Radevsky,Wayne Clark,2001-01-01 This book deals comprehensively with all aspects of the tenant s right of first refusal Analysing the 1987 Landlord and Tenant Act and the relevant case law the book will provide practitioners with the legal arguments from both the landlord and the tenant s point of view     **Renters' Rights** Janet Portman,Marcia Stewart,2009 Renters fed up with difficult roommates absent landlords and thoughtless neighbors have a new place to turn This Legal Basics book bursting with legal and practical advice covers tenants rights in

all 50 states Written in plain English Renters Rights presents important topics such as leases and rental agreements discrimination rent security deposits privacy roommates repairs and maintenance bill splitting Written by two experts in tenants rights and addressed to both the novice renter and the veteran needing basic information this book is as indispensable as a friend with a pickup truck and a free weekend      **Mixed Use and Residential Tenants' Rights** Peta Dollar, Sarah Thompson-Copsey, 2009-09-04 The popularity of mixed use buildings has highlighted the need to understand the substantial impact of residential tenants rights This book by authors known for their practical expertise in this highly specialized area includes a detailed overview of tenants rights of first refusal under the Landlord and Tenant Act 1987 tenants rights of collective enfranchisement under the Leasehold Reform Housing and Urban Development Act 1993 and tenants collective rights to manage under the Commonhold and Leasehold Reform Act 2002 The authors not only provide the lawyer with everything they need to know whether acting for tenant or landlord but also everyone associated with mixed use buildings will find the detail and clarity of information in this book vital in understanding the key laws and dealing in a straightforward manner with the issues surrounding mixed use Flowcharts and copies of all the relevant legislation plus a detailed review of the Landlord and Tenant Act 1987 and other important cases provide a definitive and essential professional guide      **Landlord and Tenant Act 1987** H. M. Government, 2021-08-10 Landlord and Tenant Act 1987 written by HM Government describes about an Act to confer on tenants of flats rights with respect to the acquisition by them of their landlord s reversion      **Renters' Rights** Janet Portman, Ann O'Connell, 2024-01-30 This book on renter and tenant rights is packed with critical legal and practical information on topics such as negotiating a lease or rental agreement breaking a lease and leaving early handling unwelcome landlord intrusions getting a landlord to make repairs collecting a full security deposit after moving out fighting discrimination or retaliation and more      **A Practical Guide to the Landlord and Tenant Act 1954** David Sawtell, Damian Falkowski, 2021-08-24 The Landlord and Tenant Act 1954 is by far the most important piece of legislation affecting premises occupied for business purposes A good understanding of the workings of the Act is vital for anyone advising landlords or tenants of business premises The authors of this guide are both experienced barristers with expertise in the field Their aim has been to produce a comprehensive one stop shop practical guide to the 1954 Act and associated areas of practice covering amongst other topics When the Act applies How to contract out of the Act How claims for a new tenancy or termination are brought together with detailed guidance as to the court procedures required by the Civil Procedure Rules Detailed practical guidance to all the grounds on which a landlord may seek to resist a claim for a new tenancy with treatment of recent case law and Guidance as to the technical area of claims for an interim rent Notices under the Act and guidance in relation to service The terms of a new tenancy Claims for compensation for improvements under the Landlord and Tenant Act 1927 Dilapidations Termination at common law This book is likely to be an invaluable guide for solicitors barristers or surveyors working in this area CHANGES SINCE THE FIRST EDITION The text

since the first edition has been reviewed and fully updated The chapters on Ground F and Ground G have been revised to reflect the important Supreme Court decision in *S Franses Ltd v Cavendish Hotel London Ltd* 2018 UKSC 62 The chapter on contracting out of the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 now includes a discussion of *TFS Stores Ltd v Designer Retail Outlet Centres Mansfield General Partner Ltd* 2021 EWCA Civ 688 The chapter on forfeiture has been significantly amended to include recent developments in the law including the Court of Appeal decisions in *Faiz v Burnley BC* 2021 EWCA Civ 55 and *Brar v Thirunavukkrasu* 2019 EWCA Civ 2032 The decision in *Fast Drinks Ltd v Cetyl International Group Inc* 2016 EWHC 3501 QB on the validity of Section 26 notices has been incorporated Throughout the authors have included reference to recent High Court and other first instance or appellate decisions since the first edition as well as revising and clarifying other parts of the text to reflect the new authorship team

**The Buyout Portfolio**

Westminster (City.). Housing Advice Service,1991

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