

**Sections 25 and 57 of the Landlord and Tenant Act 1954**

**Paragraph 10 of Schedule 3 to the Leasehold Reform Act 1967**

**Form 14**

**Notice ending a business tenancy on public interest grounds where a change is required at a future date and where the leasehold reform act 1967 may apply**

To:

[Insert name and address of tenant]

From:

[Insert name and address of landlord]

This notice relates to the following property:

[Insert address nor description of property]

1. I am giving you notice under sections 25 of the Landlord and Tenant Act 1954 (" 1954 ") :

[Insert date]

2. If you apply to the court under Part 2 of the 1954 Act for the grant of a ,

*OR*

3. If you apply to the court under Part 2 of the 1954 Act for the grant of a new tenancy, I will oppose your application on the ground(s) mentioned in paragraph(s) [insert letter( )] 1954 ( ) ] 30 ( 1 ) .

A certificate has been given by:

[State the title of the Secretary of State, Minister or Board on whose authority the certificate was issued or, if the certificate was issued " ] , " ]

Under section 57 of the 1954 Act that the use or occupation of all or ,

[Insert date]

A copy of the certificate appears in

4. If you have a right under Part 1 of the Leasehold Reform Act 1967 to acquire the freehold or an extended lease of property comprised in the tenancy, notice of your desire to have the freehold or an extended lease cannot be given more than two months after the service of this notice. If you have that right, and give notice of your desire to

,

2

1954 .

5. If you give notice of your desire to have the freehold or an extended lease, I will be entitled to apply to the court under section 17 of the Leasehold Reform Act 1967,

*OR*

6. If you give notice of your desire to have the freehold or an extended lease, I will be entitled to apply to the court under section 17  
1967 ,

*OR*

7. If you give notice of your desire to have the freehold or an extended lease, I will not be entitled to apply  
1967 .

8. I know or believe that the following persons have an interest superior to your tenancy or to be the agent concerned with

:

[Insert names and addresses]

Please send all correspondence about this notice to:

Name:

Address:

Signed:                      Date:

[Landlord/On behalf of the landlord/Mortgagee/

]

## **SCHEDULE**

### **Certificate under section 57**

[Attach or

57

]

## **IMPORTANT NOTE FOR THE TENANT**

**This Notice is intended to**

**2 .**

**Your landlord may have indicated in paragraph 3 that he will oppose your application  
for a new ( ).**

**3**

**It has been certified that it is**

**4 .**

**If you want to continue to occupy your property you must act quickly. The**

,

## **NOTES**

Unless otherwise stated, the sections mentioned below are sections of the

1954 , , ( ) ( ) 2003 ) (

### **Ending of your tenancy**

This notice is intended to bring

2

.

### **Claiming a new tenancy**

If you wish to apply to the court for a new tenancy you must do so by the date set out in paragraph 2

, , ( 29A  
29B ). , "

57 " .

If you apply to the court, your tenancy

2 ( 24 ).

If you are in any doubt

### **Landlord's opposition to claim for a new tenancy**

If paragraph 3 of this notice indicates that your landlord is opposed to the

, ( )

If you apply to the court for a new tenancy, the landlord can only oppose your application on one or more of the

30 ( 1 ).

( ) 3

, ( )

Paragraph of section 30(1)	Grounds
(a)	Where under the current tenancy the tenant has any obligations as respects the repair and maintenance of the , ,

(b)	That the tenant ought not to be
(c)	That the tenant ought not to be granted a new tenancy in view
(d)	That the landlord has offered and is willing to provide or secure the provision of alternative accommodation for the tenant, that the terms on which the alternative accommodation is available are  ( )  ,
(e)	
(f)	

(g)	,

" " "

( ), "

,

( ) , "

31A

1954

( ) , " "

( ).

( ) ( 30 ( 1A ) ( 1B )).

,

( 46 ( 2 )).

( ).

### **Effect of section 57 certificate**

57

,

,

( 57 ( 3 )( )).

2

1954 ( 57 ( 3 )( )).

### **Rights under the Leasehold Reform Act 1967**

2 1967 (" 1967  
"),

(i) 35 ,

(ii) your lease is of the whole house; and

(iii) 1 1990 (

) " " -  
23 1965 ,  
23 1965 ;

(iv) ) ( )

(v)

1967

## **Compensation**

( ), ( ) ( ) ,

37 .

), ( ) ( )

(

( ), ( ) ( ) .  
37

,

( ), ( ) ( ) .

,

59 .

1967

57 ,

, ,  
1967 .

1954

1967

1954

1967

; 1  
( ) ( ) ( )

2002 ( . 2002 / 1715 ),

( ) ( ) ( )

2002 (

, . 2002 / 3187 ) ( . 303 ).

3

(

1973 .

### **Validity of this notice**

( 44 67 ).

If you have any doubts about whether this notice is valid, get advice immediately from a solicitor or a surveyor.