STATUTORY INSTRUMENTS

1973 No. 792

LANDLORD AND TENANT

The Landlord and Tenant (Notices) Regulations 1973

Made - - - -	18*th April* 1973
Laid before Parliament	4*th May* 1973
Coming into Operation	29*th May* 1973

The Lord Chancellor, in exercise of the powers conferred on him by section 66 of the Landlord and Tenant Act 1954**(a)**, hereby makes the following Regulations:—

1.—(1) These Regulations may be cited as the Landlord and Tenant (Notices) Regulations 1973 and shall come into operation on 29th May 1973.

(2) The Interpretation Act 1889**(b)** shall apply to the interpretation of these Regulations as it applies to the interpretation of an Act of Parliament.

2. In these Regulations, unless the context otherwise requires—

(i) "the principal Regulations" means the Landlord and Tenant (Notices) Regulations 1957**(c)**, as amended**(d)**;

(ii) a form referred to by number means a form so numbered in the Appendix to the principal Regulations.

3. In note (3) to Forms 7, 9 and 12 for the reference to "£2,000" there shall in each case be substituted a reference to "£5,000".

4. For Form 11 there shall be substituted the form in the Appendix to these Regulations.

5. Nothing in these Regulations shall invalidate any Notice served before 1st August 1973 which complies with the requirements of the principal Regulations.

Dated 18th April 1973.

Hailsham of St. Marylebone, C.

(a) 1954 c. 56. **(b)** 1889 c. 63. **(c)** S.I. 1957/1157 (1957 I, p. 1230).
(d) S.I. 1963/795, 1967/1831, 1969/1771 (1963 I, p. 1179; 1967 III, p. 4866; 1969 III, p. 5559).

APPENDIX

FORM 11

LANDLORD AND TENANT ACT 1954

Landlord's Notice to Terminate Business Tenancy by reason of the Objects of the Local Employment Act 1972

To , tenant of premises known as

1. I, , landlord of the above-mentioned premises, hereby give you notice terminating your tenancy on the day of 19 .

2. A certificate has been given by that it is necessary or expedient for achieving the objects of the Local Employment Act 1972, that the use or occupation of the property should be changed, and a copy of the certificate is set out in the Schedule to this Notice.

3. This Notice is given under the provisions of sections 25, 58 and 60 of the Landlord and Tenant Act 1954.

Your attention is called to the Notes below.

Dated this day of 19 .

Signed .....

for ..... (Landlord)

..... (Address)

THE SCHEDULE

[*Here insert a copy of the relevant certificate*]

FORM 11

NOTES

1. Under the Landlord and Tenant Act 1954, a tenancy of premises to which Part II of the Act applies continues until it is brought to an end in accordance with the Act. One of the ways in which it can be brought to an end is by a landlord's notice to terminate the tenancy. As a general rule, that notice must be given not more than 12 nor less than 6 months before the date specified in it for the termination of the current tenancy. This date must not be earlier than the date on which apart from Part II of the Act the current tenancy would expire or could be terminated by notice to quit given by the landlord on the date of the notice.

2. The Notice you are now given contains a copy of a certificate issued by the Secretary of State for Trade and Industry stating that it is necessary or expedient for achieving the objects of the Local Employment Act 1972, that the use or occupation of the premises should be changed. Where the property comprised in a tenancy consists of premises of which the Secretary of State for Trade and Industry or an Industrial Estates Corporation is the landlord and such a certificate has been given in accordance with the provisions of the Landlord and Tenant Act 1954, no application for the grant of a new tenancy can be made to the court.

3. The term "landlord" in this Notice does not necessarily mean the landlord to whom the rent is paid; it means the person or Government department who is the landlord for the purposes of Part II of the Act.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These Regulations amend Forms 7, 9, 11 and 12 prescribed in the Landlord and Tenant (Notices) Regulations 1957 which by the Landlord and Tenant Act 1954 are required to be used for landlords' notices to terminate business tenancies and for tenants' requests for new business tenancies.

In the Notes to Forms 7, 9 and 12, which relate to the jurisdiction of the courts, £5,000 is substituted for £2,000 as the limit of the county court jurisdiction. The amendments are consequential on the raising of that jurisdiction by section 6 of the Administration of Justice Act 1973 (c.15).

The substituted Form 11 takes account of the amendment of section 60 of the Landlord and Tenant Act 1954 by the Local Employment Acts 1970 (c.7) and 1972 (c.5).

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