

Rebecca Evans AS/MS
Y Gweinidog Cyllid a'r Trefnydd
Minister for Finance and Trefnydd



Llywodraeth Cymru
Welsh Government

Elin Jones AS/MS
Llywydd Senedd Cymru
Bae Caerdydd
Caerdydd
CF99 1SN

19 June 2020

Dear Llywydd,

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) Regulations 2020

In accordance with section 11A(4) of the Statutory Instruments Act 1946, as inserted by Sch.10 para 3 of the Government of Wales Act 2006, I am notifying you that this statutory instrument will come into force less than 21 days from the date of laying. The Explanatory Memorandum for these Regulations is attached for your information.

The Regulations make provision to extend the duration of the moratorium provided by section 82 of the Coronavirus Act 2020 ("the Act"), during which a right of re-entry or forfeiture, under a relevant business tenancy, for non-payment of rent may not be enforced, by action or otherwise. The Act initially covered the relevant period concluding on 30 June 2020. However, the statutory instrument extends the protections for an additional 3 months; concluding on 30 September 2020.

The Welsh Government has been engaging with the UK Government on this issue in relation to a Code of Practice for landlords and tenants which seeks to promote improved cooperation between parties in dealing with the business challenges of COVID-19 as it impacts on business tenancy arrangements. In order to allow sufficient consideration of the Code by relevant parties to take place, the Regulations have been laid less than 21 days before coming into force.

Not bringing the Regulations in to effect from 30 June 2020 would lead to an undesirable gap in the protections which are designed to promote stability and resilience within the Welsh economy at a period of significant difficulty. Not adhering to the 21-day convention is thought necessary and justifiable in this case.

The Explanatory Memorandum is attached for your information; a Regulatory Impact Assessment has been prepared for these Regulations and is also included as part of the Explanatory Memorandum. Both are being laid, together with the Regulations, in the Table Office.

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1SN

Correspondence.Rebecca.Evans@gov.wales
Gohebiaeth.Rebecca.Evans@llyw.cymru

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

A copy of this letter goes to Mick Antoniw MS, Chair of the Legislation, Justice and Constitution Committee, Sian Wilkins, Head of Chamber and Committee Services and Julian Luke, Head of Policy and Legislation Committee Service

Yours sincerely,

A handwritten signature in black ink that reads "Rebecca Evans." The signature is written in a cursive style.

Rebecca Evans AS/MS
Y Gweinidog Cyllid a'r Trefnydd
Minister for Finance and Trefnydd