



Ein cyf/Our ref: MA-VG-1744-21

Elin Jones MS  
Llywydd  
Senedd Cymru  
Cardiff Bay  
CARDIFF  
CF99 1SN

28 June 2021

Dear Elin,

**The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 2) Regulations 2021**

In accordance with section 11A(4) of the Statutory Instruments Act 1946 I am notifying you that this statutory instrument will come into force on 30 June 2021, less than 21 days after it has been laid. A copy of the instrument and the Explanatory Memorandum that accompanies it are 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 and has been extended a number of times (currently, until 30 June 2021), due to the continuing issues faced as a result of the pandemic. This statutory instrument extends the protections for an additional three months; until 30 September 2021.

There is an urgent need to ensure that the relevant period is extended beyond the 30 June. The number of businesses under immediate threat of eviction from their premises must be kept low, in order to continue to contribute to the range of measures in place that respond to the continuing effects of the pandemic. Consequently, these Regulations come into force on 30 June 2021 in order to ensure that there is no gap in the protection given to tenants. This means that they do not follow the convention that not less than 21 days should elapse between the laying of the Regulations and their coming into force. The decision to extend the relevant period has been taken in response to a situation that is still rapidly evolving, and in the light of continuing uncertainties surrounding the impact of new variants of the virus. Taking this decision has been essential to ensuring appropriate alignment of the measures taken to combat the effects of the pandemic.

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

Bae Caerdydd • Cardiff Bay  
Caerdydd • Cardiff  
CF99 1SN

[Gohebiaeth.Vaughan.Gething@llyw.cymru](mailto:Gohebiaeth.Vaughan.Gething@llyw.cymru)  
[Correspondence.Vaughan.Gething@gov.wales](mailto:Correspondence.Vaughan.Gething@gov.wales)

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.

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.

I am copying this letter to the Minister for Rural Affairs, North Wales and Trefnydd, the Legislation, Justice and Constitution Committee, Siwan Davies, Director of Senedd Business, 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 "Vaughan Gething". The signature is written in a cursive, flowing style.

**Vaughan Gething AS/MS**  
Gweinidog yr Economi  
Minister for Economy