



# Commercial Rent (Coronavirus) Act 2022

## CHAPTER 12

### COMMERCIAL RENT (CORONAVIRUS) ACT 2022

#### PART 1

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- 1 Overview
- 2 “Rent” and “business tenancy”
- 3 “Protected rent debt”
- 4 “Adversely affected by coronavirus”
- 5 “Protected period”
- 6 “The matter of relief from payment”

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- 7 Approval of arbitration bodies
- 8 Functions of approved arbitration bodies

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- 9 Period for making a reference to arbitration
- 10 Requirements for making a reference to arbitration

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- 11 Proposals for resolving the matter of relief from payment
- 12 Written statements

*Changes to legislation: There are currently no known outstanding effects for the Commercial Rent (Coronavirus) Act 2022. (See end of Document for details)*

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### *Arbitration awards*

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- 15 Arbitrator's principles
- 16 Arbitrator: assessment of "viability" and "solvency"
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- 19 Arbitration fees and expenses
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- 21 Guidance

### *Modification of Part 1 of the Arbitration Act 1996*

- 22 Modification of Part 1 of the Arbitration Act 1996

## **PART 3**

### MORATORIUM ON CERTAIN REMEDIES AND INSOLVENCY ARRANGEMENTS

- 23 Temporary moratorium on enforcement of protected rent debts
- 24 Alteration of moratorium period
- 25 Temporary restriction on initiating certain insolvency arrangements
- 26 Temporary restriction on initiating arbitration proceedings
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- 28 Power to apply Act in relation to future periods of coronavirus control
- 29 Concurrent power for Welsh Ministers to apply moratorium provisions again
- 30 Crown application
- 31 Extent, commencement and short title

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## SCHEDULES

### SCHEDULE 1 — Modifications of the Arbitration Act 1996 in relation to arbitrations under this Act

- 1 Part 1 of the Arbitration Act 1996 has effect in...
- 2 Part 1 of the Arbitration Act 1996 has effect in...
- 3 The modifications under paragraphs 1 and 2 are without prejudice...

### SCHEDULE 2 — Temporary moratorium on enforcement of protected rent debts

- 1 Preliminary: interpretation
- 2 Making a debt claim
- 3 Debt claims made before the day on which this Act is passed
- 4 Using CRAR (the commercial rent arrears recovery power)

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- 5 Enforcing a right of re-entry or forfeiture
- 6 (1) This paragraph applies where— (a) a superior landlord enforces,...
- 7 Using landlord's right to appropriate rent
- 8 (1) This paragraph applies in relation to any payment of...
- 9 Using tenant's deposit to apply towards unpaid rent debt

#### SCHEDULE 3 — Winding-up and bankruptcy petitions

- 1 Prohibition on presenting a winding-up petition solely in relation to a protected rent debt
- 2 Prohibition on presenting a bankruptcy order petition in relation to a protected rent debt
- 3 Bankruptcy orders made before the day on which this Act is passed
- 4 Interpretation

**Changes to legislation:**

There are currently no known outstanding effects for the Commercial Rent (Coronavirus) Act 2022.