
EXPLANATORY NOTE

(This note is not part of the Regulations)

Section 82 of the Coronavirus Act provides that 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, during the relevant period. “Relevant period” is defined in subsection (12) as the period starting with the day after Royal Assent and ending with 30th June 2020 (or such later date as may be specified in regulations).

The relevant period was extended to 30th September 2020 by the Business Tenancies (Protection from Forfeiture: Relevant Period) (Coronavirus) (England) Regulations 2020 ([S.I. 2020/602](#)). It was further extended to 31st December 2020 by the Business Tenancies (Protection from Forfeiture: Relevant Period) (Coronavirus) (England) (No. 2) Regulations 2020 ([S.I. 2020/994](#)), to 31st March 2021 by the Business Tenancies (Protection from Forfeiture: Relevant Period) (Coronavirus) (England) (No. 3) Regulations 2020 ([S.I. 2020/1472](#)) and to 30th June 2021 by the Business Tenancies (Protection from Forfeiture: Relevant Period) (Coronavirus) (England) Regulations 2021 ([S.I. 2021/283](#)).

These Regulations provide that the relevant period is extended to 25th March 2022. They also revoke [S.I. 2021/283](#).

A full impact assessment has not been produced for this instrument due to the temporary nature of the provision.