






## English and Welsh provisions



Stay on possession and enforcement proceedings	Imposed a stay (with some exceptions) on proceedings for possession brought under CPR Part 55 and on proceedings seeking to enforce an order for possession by a warrant or writ of possession	20 September 2020 <b>EXPIRED</b>
Moratorium on right of re-entry/forfeiture for non-payment of rent for relevant business tenancies	A right of re-entry or forfeiture for non-payment of rent under a relevant business tenancy may not be enforced during the relevant period (starting 26 March and ending on the expiry date (the Relevant Period)) In addition, any failure to pay rent during the Relevant Period is to be disregarded for the purposes of establishing a landlord's right to oppose the statutory renewal of a business lease on the ground of failure to pay rent under section 30(1)(b) of the Landlord and Tenant Act 1954	25 March 2022
Restrictions on Commercial Rent Arrears Recovery	Minimum net unpaid rent that must be outstanding before Commercial Rent Arrears Recovery may take place has been increased several times since April 2020. From 25 March 2021 the minimum amount is 457 days' rent and from 24 June 2021 the minimum amount will be 554 days' rent.	25 March 2022

 Provision	 Summary	 Expiry Date
Possession and enforcement proceedings	New PD 55C sets out temporary arrangements for managing the resumption of possession proceedings and procedures for any existing and new claims for possession following the expiry of the stay (court proceedings began again from 21 September 2020)	30 July 2021
Residential tenancies – protection from eviction	Notice periods in relation to possession proceedings for certain residential tenancies have been extended to (currently) six months, except in certain cases	31 March 2021 in Wales 31 May 2021 in England
Temporary Insolvency Practice Direction	Covers new rules for electronically filing administration appointments and the adjournment of pending insolvency applications. Sets out the process for listing urgent hearings of insolvency matters in the Business and Property Courts and the making of remote statutory declarations	30 September 2021