

# RINGFENCED PERIODS BY SECTOR IN THE COMMERCIAL RENT (CORONAVIRUS) BILL

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## RINGFENCED PERIODS BY SECTOR IN THE COMMERCIAL RENT (CORONAVIRUS) BILL

The ringfenced period in the Commercial Rent (Coronavirus) Bill is the period from 21 March 2020, when the first requirements on businesses to close their premises or cease trading (in whole or in part, including with exceptions such as non-essential shops being allowed to open for collections) came into force under regulations made under the Public Health (Control of Disease) Act 1984 to the date when specific restrictions (other than generally applicable restrictions such as displaying information about wearing face coverings) were last removed for the relevant sector.

The below table sets out the dates in which mandatory closure (in full or in part) were enforced by government alongside the sectors to which each closure applied. The dates shown in bold are those used to represent the end of a ring-fenced period.

This table may help landlord and tenant to understand the periods a business was mandated to close or permitted to trade within the ringfenced period. This table is not relevant for the scope of the Bill; rather, it will help landlords and tenants understand periods during which businesses were mandated to open and close, to provide a better understanding of when tenants could be trading.

Date	Announcement/Action	Region	Business affected
<b>21/03/20</b>	Forced closure of businesses with imposition of lockdown measures	England, Wales	Hospitality (pubs, bars, restaurants, cafes); nightclubs; all non-essential retailers; holiday accommodation, inc. Hotels and B&Bs (except room service); personal care; theatres; cinemas; gyms; leisure centres and outdoor sports facilities closed. Note: All premises selling food or drink for consumption on the premises mandated to close. Retailers permitted to remain open: food, supermarkets, hardware, homeware, convenience stores, off-licences, banks, post offices, laundrettes/dry cleaners, pharmacies, vets, pet shops, petrol stations, bicycle shops, taxi/vehicle hire, funeral directors, storage, building and agricultural suppliers, car parks
<b>26/03/20</b>	Full lockdown	Northern Ireland	Cafes, bars, public houses, cinemas, theatres, bingo halls, concert halls, museums and galleries, casinos, betting shops, spas, nail and beauty parlours, spas, hair salons and barbers, massage parlours, tattoo and piercing parlours, skating rinks, gyms, swimming pools, bowling alleys, amusement arcades, soft play areas, leisure centres
<b>11/05/20</b>	Lockdown extended with minor amendments to restrictions	Wales	Garden centres reopen
<b>13/05/20</b>	Limited relaxation of lockdown restrictions	England	Garden centres reopen Note: Classified as essential retail
<b>05/06/20</b>	Easing of restrictions; certain businesses reopen	Northern Ireland	Animal care services, car showrooms, non-essential retail
<b>11/06/20</b>	Further easing of restrictions; certain businesses reopen	Northern Ireland	Non-essential retail, outdoor markets, repair shops

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Date	Announcement/Action	Region	Business affected
15/06/20	National lockdown restrictions further relaxed	England	All non-essential retail permitted to reopen
22/06/20	Reopening close-contact businesses	Wales	All non-essential retail reopens
02/07/20	Reopening close-contact and some other businesses	Northern Ireland	Nail, Beauty, Hair Salons and Barbers, Museums and galleries, betting shops
02/07/20	Restricted opening for café, restaurants, pubs, and bars	Northern Ireland	Cafés, restaurants, and bars
04/07/20	Restrictions imposed on areas in and around Leicestershire	England	Full lockdown
04/07/20	National lockdown restrictions further relaxed	England	Hospitality (pubs, bars, restaurants, cafes); theme parks; cinemas; museums; personal care, some hairdressers reopen Note: Gyms and leisure centres; live music venues; beauty salons and nightclubs remain closed
05/07/20	Further businesses permitted to reopen	Northern Ireland	Tattoo parlours, spas (providing services with water and steam), massage parlours
09/07/20	Further businesses permitted to reopen	Northern Ireland	Cinemas, bingo halls, gyms, amusements arcades, playgrounds
11/07/20	Self-contained holiday accommodation bookings accepted	Wales	Self-contained holiday accommodation reopens
13/07/20	Phased reopening for hospitality and tourism	Wales	Bars, restaurants and cafes with outdoor spaces; hairdressers; indoor visitor attractions reopen
23/07/20	Businesses closed or restricted	Northern Ireland	Bars, public houses and clubs, theatres, nightclubs, conference halls including hotels, concert halls, soft play areas
25/07/20	Further relaxing of restrictions	Wales	Other tourist accommodation reopens (hotels)
27/07/20	Further relaxing of restrictions	Wales	Beauty salons (personal care); cinemas; museums reopen
03/08/20	Further relaxing of restrictions	Wales	Indoor hospitality; bowling alleys; bingo halls reopen
10/08/20	Further relaxing of restrictions	Wales	Leisure centres; gyms; swimming pools; indoor play areas reopen
14/08/20	Indoor theatres, bowling alleys, soft play areas, etc. reopen	England	Theatres; bowling alleys; soft plays reopen
13/09/20	Certain businesses reopen	Northern Ireland	Soft play areas
22/09/20	Local coronavirus restrictions	Wales	Licensed businesses in Blaenau Gwent, Bridgend, Merthyr Tydfil and Newport must close at 11pm Note: Hospitality affected
24/09/20	Restrictions on hospitality and licensed premises	England and Wales	Hospitality to close at 10pm, table service only
28/09/20	Further local restrictions	Wales	Neath Port Talbot, Torfaen, Vale of Glamorgan – no mixing indoors, stay in local area
01/10/20	Further local restrictions	Wales	Denbighshire, Flintshire, Conwy, Wrexham – no mixing indoors, stay in local area

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05/10/20	Restrictions in Derry and Strabane District Council Areas	Northern Ireland	Hospitality businesses, guest houses and hotels (food and drink restricted to guests), indoor facilities, cinemas, museums, galleries, trampoline parks etc., libraries (restricted opening)
09/10/20	Local restrictions in Bangor	Wales	Bangor  Tier 3 – Liverpool, Greater Manchester
14/10/20	Three-tier lockdown system introduced	England	Tier 2 – Cheshire, Derbyshire, Lancashire, West & South Yorkshire, Durham, Northumberland, Tyne & Wear, Tees Valley, West Midlands, Leicestershire, Nottinghamshire  Tier 1 – Rest of England  Note: Tier 1 - medium alert (rule of six and 10pm-5am curfew for hospitality sector) Tier 2 - high alert (no socialising outside household or bubble indoors; rule of six outside; 10pm-5am curfew for hospitality sector) Tier 3 - very high alert (no indoor socialising; rule of six; pubs can stay open if offering meals; no overnight stays elsewhere; no travel outside your area)
16/10/20	Requirement to close premises and cease trading	Northern Ireland	Hospitality businesses (takeaway/delivery permitted), guest houses and hotels, cinemas, museums, galleries, skating rinks etc., libraries (restricted opening), close contacts services, driving instructions
23/10/20	17-day 'circuit break' lockdown announced	Wales	Full lockdown – hospitality; nightclubs; all non-essential retail; holiday accommodation; personal care; cinemas; gyms; leisure centres closed
05/11/20	Forced closure of businesses with imposition of lockdown measures	England	Hospitality (pubs, bars, restaurants, cafes); nightclubs; all non-essential retailers; holiday accommodation, inc. hotels and B&Bs (except room service); personal care; theatres; cinemas; gyms; leisure centres and outdoor sports facilities closed
09/11/20	End of 'circuit break' lockdown	Wales	All restricted businesses permitted to reopen
20/11/20	Reopening of certain businesses	Northern Ireland	Close contacts and driving instruction by appointment
26/11/20	Restrictions on certain businesses	Northern Ireland	Close contacts, non-essential retail, leisure venues
02/12/20	End of month-long 'firebreak' lockdown	England	
04/12/20	Targeted restrictions in hospitality and leisure	Wales	Hospitality to close by 6pm, open for takeaway after 6pm, no alcohol sales. Indoor entertainment and visitor attractions to close
11/12/20	Removed restrictions on certain businesses	Northern Ireland	Non-essential retail
11/12/20	New requirements for certain businesses	Northern Ireland	Hospitality (track and trace recording), Unlicensed premises (seating requirements)

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14/12/20	Outdoor attractions to close	Wales	All outdoor attractions, eg funfairs theme parks, to close
19/12/20	Bristol, North Somerset and South Gloucestershire move from Tier 3 to Tier 2	England	Parts of Somerset and Gloucestershire
20/12/20	Tier 4 comes into force	England	London and South East Note: Stay at Home alert level – mixing rules tightened.
20/12/20	Alert level 4 comes into force	Wales	All non-essential retail, 'close contact services', leisure, hospitality, and fitness (and more) to close
26/12/20	More areas enter Tier 4	England	Sussex, Oxfordshire, Suffolk, Norfolk, Cambridgeshire, all parts of Essex not already in tier four, Waverley (Surrey), and Hampshire - including Portsmouth and Southampton but excluding the New Forest
26/12/20	Premises close	Northern Ireland	Restaurants, cafes, bars, public houses, cinemas, theatres, concert halls, bingo halls, museums and galleries, casinos, betting shops, spas, nail bars, beauty parlours, hair salons, barbers, massage parlours, tattoo parlours, skating rinks, gyms, swimming pools, bowling alleys, soft play areas, amusement arcades, funfairs, playgrounds, sports grounds, outdoor markets, car showrooms, auction houses
06/01/2021	England enters third national lockdown	England	England Note: London and South-East
06/02/21	Closure of non-essential businesses (excepting deliveries)	Northern Ireland	Non-essential retail
08/03/21	Reopen for Click & Collect only	Northern Ireland	Non-essential businesses selling baby equipment, clothing, footwear & electrical goods
15/03/21	Hairdressers reopen by appointment only in Wales	Wales	Hairdressers reopen
22/03/21	Garden centres reopen in Wales	Wales	Garden centres reopen
27/03/21	Self-contained tourist accommodation reopens	Wales	Self-contained tourist accommodation (B&Bs, holiday cottages) reopens
29/03/21	Step 1 of Prime Minister's Roadmap out of lockdown comes into force - outdoor sports permitted	England	Outdoor sports facilities reopen Note: Stay at Home order ends. People advised to stay local; gatherings in gardens permitted
01/04/21	Reopen for Click & Collect only	Northern Ireland	Garden centres and plant nurseries
09/04/21	Premises close	Northern Ireland	Nightclubs, conference halls including hotels, theatres and concert halls, outdoor visitor attractions, bingo halls, museums, galleries, cinemas, campsites and caravan parks, indoor swimming pools, indoor sports and exercise facilities, outdoor sports facilities, car washes, businesses serving alcohol, bed and breakfast establishments
12/04/21	Relaxation of restrictions	Wales	Non-essential retailers and personal care reopen

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12/04/21	Reopen for Click & Collect	Northern Ireland	Non-essential retail
12/04/21	Certain businesses reopen	Northern Ireland	Vehicle showrooms, garden centres and plant nurseries, car washes
12/04/21	Step 2 of Prime Minister's Roadmap comes into force	England	Non-essential retailers; personal care, including hairdressers; public buildings; leisure, including indoor gyms; theme parks and zoos reopen
23/04/21	Further businesses reopen	Northern Ireland	Close contact services including hairdressing and driving instruction, outdoor activity centres
26/04/21	Review of coronavirus regulations	Wales	Outdoor leisure, including swimming pools and attractions; outdoor hospitality venues reopen
30/04/21	Further businesses reopen (outdoor businesses generally reopen with restrictions)	Northern Ireland	Non-essential retail, gyms, swimming pools & other sports venues (with restrictions); licensed and non-licensed premises
03/05/21	Wales moves to alert level 3	Wales	Indoor gyms and leisure centres reopen Opened with restrictions in place
17/05/21	Wales moves to alert level 2	Wales	Indoor hospitality and indoor entertainment venues reopen; all tourist accommodation (including hotels) reopened Opened with restrictions in place
17/05/21	Step 3 of Prime Minister's Roadmap comes into force	England	Indoor hospitality; hotels and B&Bs; larger seated events venues (with restrictions on numbers) reopen Up to 30 people outdoors Up to six people or two households indoors Max 10,000 people at venues
24/05/21	Businesses reopen indoors with restrictions	Northern Ireland	Licensed and non-licensed premises; tourist accommodation (with restrictions); libraries (with mitigations)
04/06/21	Businesses restrictions removed: Order food away from table, order food at buffet and carvery	Northern Ireland	Hospitality venues that do not serve alcohol
17/07/21	Wales moves to alert level 1	Wales	Indoor events venues (with restrictions on numbers) reopen Opened with restrictions in place
18/07/21 (11:55PM)	Step 4 of Prime Minister's Roadmap comes into force	England	All restrictions on businesses eased; large standing events venues and nightclubs reopen Requirement removed for certain businesses and venues to take bookings for certain groups sizes only, ensure distance between tables in hospitality settings.
26/07/21	Remove need for appointment to visit	Northern Ireland	Close contact services
27/07/21	Ticket-only reopening	Northern Ireland	Theatres and concert halls
07/08/21	Wales moves to alert level 0	Wales	All restrictions on businesses eased; large standing events venues and nightclubs reopen
16/08/21	Businesses reopen with restrictions	Northern Ireland	Conference and exhibition halls
16/08/21	Remove limit of person numbers at table	Northern Ireland	Hospitality
10/09/21	Ticket-only entry removed	Northern Ireland	Theatres and concert halls
10/09/21	Ease restrictions on movement, (Outdoor Hospitality) remove the requirement to be seated to order	Northern Ireland	Hospitality

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30/09/21	Remove social distancing requirements for a seated performance	Northern Ireland	Theatres, concert halls, cinemas
11/10/21	Remove maximum number who stay overnight at tourist accommodation	Northern Ireland	Tourist accommodation
11/10/21	Remove requirement to remain seated during a performance	Northern Ireland	Theatres, concert halls, cinemas

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