
STATUTORY INSTRUMENTS

2003 No. 3096

**LANDLORD AND TENANT,
ENGLAND AND WALES
REGULATORY REFORM**

The Regulatory Reform (Business
Tenancies) (England and Wales) Order 2003

Approved by both Houses of Parliament

Made - - - - 1st December 2003

Coming into force 1st June 2004

**THE REGULATORY REFORM (BUSINESS
TENANCIES) (ENGLAND AND WALES) ORDER 2003**

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SCHEDULE 1 —

SCHEDULE 2 — **REQUIREMENTS FOR A VALID AGREEMENT THAT SECTIONS 24 TO 28 OF THE LANDLORD AND TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY**

1. The following are the requirements referred to in section 38A(3)(b)...
2. Subject to paragraph 4, the notice referred to in section...
3. If the requirement in paragraph 2 is met, the tenant,...
4. If the requirement in paragraph 2 is not met, the...
5. A reference to the notice and, where paragraph 3 applies,...
6. The agreement under section 38A(1) of the Act, or a...
7. The form of declaration referred to in paragraph 3 is...
8. The form of statutory declaration referred to in paragraph 4...

SCHEDULE 3 — **FORM OF NOTICE THAT AN AGREEMENT TO SURRENDER A BUSINESS TENANCY IS TO BE MADE**

SCHEDULE 4 — **REQUIREMENTS FOR A VALID AGREEMENT TO SURRENDER A BUSINESS TENANCY**

1. The following are the requirements referred to in section 38A(4)(b)...
2. Subject to paragraph 4, the notice referred to in section...
3. If the requirement in paragraph 2 is met, the tenant...
4. If the requirement in paragraph 2 is not met, the...

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5. A reference to the notice and, where paragraph 3 applies,...
6. The form of declaration referred to in paragraph 3 is...
7. The form of statutory declaration referred to in paragraph 4...

SCHEDULE 5 — CONSEQUENTIAL AMENDMENTS

Landlord and Tenant Act 1954

1. The Act shall be amended as follows.
2. After section 14 insert— Compensation for possession obtained by misrepresentation...
3. In section 26(1), for the words “tenancy under which he...
4. In section 38(2) and (3) for the words “the last...
5. In section 41A(6) for the words from “section 29(1)” to...
6. In section 46— (a) for the definition of “current tenancy”...
7. In sections 57(3)(a) and 58(1)(a)— for the words “subsection (5)...
8. In section 59(1), after “(3)” insert the words “to (3B)”....
9. In section 64(1)(b), for the words “the said part II”...

Leasehold Reform Act 1967

10. Schedule 3 to the Leasehold Reform Act 1967 shall be...
11. For paragraph 2(1) substitute— (1) Sub-paragraphs (1A) to (1E) below...
12. After paragraph 2 insert— (1) If— (a) the landlord commences proceedings under Part 2...
13. After paragraph 10(2) insert— (2A) If the landlord’s notice is...

SCHEDULE 6 — ENACTMENTS REPEALED

Explanatory Note