

**2015 No. 1710 (W. 225) (C. 103)**

**HOUSING, WALES**

**LANDLORD AND TENANT,  
WALES**

The Small Business, Enterprise and  
Employment Act 2015  
(Commencement No. 1) (Wales)  
Regulations 2015

**EXPLANATORY NOTE**

*(This note is not part of the Regulations)*

These Regulations bring into force, on 1 October 2015, sections 35 and 36 of the Small Business, Enterprise and Employment Act 2015 (“the Act”). Those sections in Part 2(Regulatory reform) of the Act amend Part 2 of the Landlord and Tenant Act 1954.

In being commenced, the provisions exclude home businesses from the security of tenure given to tenants of premises which are occupied for business purposes. This will make it easier for tenants to be allowed business use of premises in a tenancy agreement, and for landlords to recover possession of the premises at the end of such a tenancy.

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*Made*

*21 September 2015*

The Welsh Ministers, in exercise of the powers conferred on them by section 164(5) of the Small Business, Enterprise and Employment Act 2015(1), make the following Regulations.

**Title, application and interpretation**

1.—(1) The title of these Regulations is the Small Business, Enterprise and Employment Act 2015 (Commencement No. 1) (Wales) Regulations 2015.

(2) These Regulations apply in relation to Wales.

(3) In these Regulations, “the Act” (*y Ddeddf*) means the Small Business, Enterprise and Employment Act 2015.

**Day appointed**

2.— 1 October 2015 is the day appointed for the following provisions of the Act to come into force—

- (a) section 35 (exclusion of home businesses from Part 2 of the Landlord and Tenant Act 1954); and
- (b) section 36 (section 35: supplementary and consequential provision).

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(1) 2015 c. 26.

*Lesley Griffiths*  
Minister for Communities and Tackling Poverty, one  
of the Welsh Ministers  
21 September 2015