



HM Treasury, 1 Horse Guards Road, London, SW1A 2HQ

Tim Farron MP
House of Commons
London
SW1A 0AA

12 March 2021

Your ref: TF122052

Dear Tim,

Thank you for your emails of 7 January and 11 February enclosing correspondence from your constituent, Adrian Faulkner, Secretary of the Windermere and Bowness Chamber of Trade, who raised the concerns of members of his Chamber on the issue of commercial rent. I am replying as the Minister responsible for this policy area.

I should firstly reassure Mr Faulkner that the government is monitoring the commercial property market closely and responding to market developments. Since you last wrote on 3 December, my colleague the Secretary of State for Housing, Communities, and Local Government announced additional steps to protect commercial tenants from eviction until 31 March. He also announced a review of outdated commercial landlord and tenant legislation to address concerns that the current framework does not reflect current economic conditions. The review will consider how to enable better collaboration between commercial landlords and tenants, and how to improve the leasing process to ensure our high streets and town centres thrive as we recover from the pandemic.

While the Government cannot intervene in individual negotiations between tenants and landlords, the Government does very much recognise the financial pressure on the members of Mr Faulkner's Chamber of Trade at this difficult time. This is why the Government announced an extra £4.6 billion to protect jobs and support affected businesses as restrictions get tougher. Businesses forced to close can claim a one-off grant of up to £9,000, depending on their rateable value. This is in addition to the monthly closed grant amounts, designed provided support to small businesses in some of the sectors hit hardest by Covid-19.

This is in addition to existing support, through which businesses forced to close can claim grants of up to £3,000 per month (worth over £1 billion per month) through the Local Restrictions Support Grant. Any business in England forced to close due to national or local restrictions can claim grants, via their local authority, of up to £3,000 per month per business premises, depending on rateable value.

Please pass on my renewed thanks to your constituent, Mr Faulkner, for his engagement on the issues facing commercial tenants due to Covid-19.

Yours sincerely,

A handwritten signature in black ink that reads "Kemi Badenoch". The signature is written in a cursive, flowing style.

EXCHEQUER SECRETARY TO THE TREASURY