

## **The Law Commission's Business Tenancies Project – Terms of Reference**

The terms of reference for the project are:

For the Law Commission to conduct a wide review of Part 2 of the Landlord and Tenant Act 1954 with a view to modernising commercial leasehold legislation, with an emphasis on:

- creating a legal framework that is widely used rather than opted out of, without limiting the rights of parties to reach their own agreements, by making sure legislation is clear, easy to use, and beneficial to landlords and tenants;
- supporting the efficient use of space in high streets and town centres, now and in future, by making sure current legislation is fit for today's commercial market, taking into account other legislative frameworks and wider government priorities, such as the “net zero” and “levelling up” agendas; and
- fostering a productive and beneficial commercial leasing relationship between landlords and tenants.

The following aspects of the law are outside of the scope of the review:

- property taxation;
- planning law (including permitted development rights and use classes);
- residential leasehold; and
- the insolvency regime.

For further details of the project, visit our [Business Tenancies: the right to renew page](#).