or group of purchase annuities, and the aggregate Sinking Fund shown by each such separate account shall in respect of the purchase annuities comprised in that account be the aggregate Sinking Fund referred to in paragraphs (3) and (4) of Rule 1 hereof."

Dated this fourteenth day of July, nineteen hundred and fifty-three.

T. G. D. Galbraith,
Martin Redmayne,
Two of the Lords Commissioners of Her Majesty's Treasury.

EXPLANATORY NOTE

(This Note does not form part of the Regulations, but is intended to indicate their general purport.)

The Purchase of Land (Ireland) Act, 1891, is an Act to provide further funds for the purchase of land in Ireland, to make permanent the Land Commission, and to provide for the improvement of the congested districts of Ireland. A sinking fund was set up under this Act which is fed by

(*a*) interest earned on existing investments, and
(*b*) half-yearly instalments of sinking fund contributions.

The Rules, dated 21st April, 1908, made by the Treasury under the Land Law (Ireland) Act, 1896, in respect of Purchase Annuities (S.R. & O. 1908 No. 317) specified the manner in which this sinking fund was to be administered by the Commissioners for the Reduction of the National Debt.

These amending Regulations provide for the revision of the above Rules so as to empower the Commissioners for the Reduction of the National Debt to separate the accounts of tenants in Northern Ireland from those in the Republic of Ireland.

LEASE, ENGLAND

1953 No. 783

The Leasehold Property (Temporary Provisions) (Shops) Regulations, 1953

Made - - - -	*6th May,* 1953
Coming into Operation	11*th May,* 1953

I, Gavin Turnbull, Baron Simonds, Lord High Chancellor of Great Britain, in exercise of the powers conferred on me by subsection (2) of section 11 of the Leasehold Property (Temporary Provisions) Act, 1951(a), and all other powers enabling me in this behalf, hereby make the following Regulations:—

1.—(i) These Regulations may be cited as the Leasehold Property (Temporary Provisions) (Shops) Regulations, 1953, and shall come into operation on the eleventh day of May, 1953.

(a) 14 & 15 Geo. 6. c. 38.

(ii) The Leasehold Property (Temporary Provisions) (Shops) Regulations, 1951(a), are hereby revoked.

2. The Interpretation Act, 1889(b), applies to the interpretation of these Regulations as it applies to the interpretation of an Act of Parliament.

3. A notice served by a landlord on a tenant under subsection (2) of section 11 of the Leasehold Property (Temporary Provisions) Act, 1951, as extended by the Leasehold Property Act and Long Leases (Scotland) Act Extension Act, 1953(c), being a notice requiring the tenant to elect whether or not to apply for the grant of a new tenancy, shall be in the form, and shall contain the particulars, specified in the Schedule to these Regulations.

Dated the 6th day of May, 1953.

Simonds, C.

SCHEDULE

Form of Notice to Elect

"LEASEHOLD PROPERTY (TEMPORARY PROVISIONS) ACT, 1951

(AS EXTENDED BY THE LEASEHOLD PROPERTY ACT AND LONG LEASES (SCOTLAND) ACT EXTENSION ACT, 1953)

NOTICE TO TENANT TO ELECT WHETHER TO APPLY FOR A NEW TENANCY

To of
in the County of (Tenant)

TAKE NOTICE that under s. 11 (2) of the above-mentioned Act, as extended by the Leasehold Property Act and Long Leases (Scotland) Act Extension Act, 1953, I require you, as tenant of the premises known as under a tenancy expiring on the day of , to elect within one month after this notice is served on you whether or not to make an application to the Court under Part II of the said Act, as so extended, for the grant of a new tenancy.

YOUR ATTENTION is called to the NOTES below.

* This Notice may be signed on behalf of the landlord by his solicitor or agent.

(Signed).....(Landlord)*
.....(Address)
.....

NOTES

1. Part II of the Act as amended provides that the tenant of a shop, if his tenancy expires at any time during the period 24th June, 1951, to 24th December, 1954, shall have the right, if he desires a renewal of his tenancy and does not obtain it by negotiation with his landlord, to apply to the County Court for the grant of a new tenancy.

2. On an application being made to it, the Court has power, if in all the circumstances of the case it appears reasonable so to do, to order the grant of a new tenancy. If it does so, it will fix such period (not exceeding one year in the first instance) and such other terms and conditions, including rent, as it thinks reasonable.

(a) S.I. 1951/1215; 1951 I, p. 1238. (b) 52 & 53 Vict. c. 63. (c) 1 & 2 Eliz. 2. c. 12.

3. The Court has no power to order the grant of a new tenancy if it is satisfied—

(*a*) that the tenant has broken any of the terms or conditions of the expiring tenancy, and that in view of the nature and circumstances of the breach a new tenancy ought not to be granted; or

(*b*) that the landlord has offered to afford to the tenant, on terms and conditions which in the opinion of the court are reasonable, alternative accommodation which, in the opinion of the court, is suitable for the purposes of the tenant's business; or

(*c*) that the landlord reasonably requires possession in order that the premises, the subject of the expiring tenancy, or a substantial part of those premises, may be demolished or reconstructed; or

(*d*) where there subsists in the premises an interest belonging to a public authority, that in the public interest a new tenancy ought not to be granted; or

(*e*) that having regard to all the circumstances of the case greater hardship would be caused by ordering the grant of a new tenancy than by refusing to do so.

4. If your tenancy includes, in addition to your shop, living accommodation occupied by you (or by a person you employ for the purposes of the business carried on in the shop), a new tenancy, if granted by the Court, will include both the shop and the living accommodation. If your tenancy includes any other accommodation, any new tenancy granted by the Court may or may not include this other accommodation. This depends on the desire of the landlord, and in some cases on the discretion of the Court.

5. This notice has been served on you under section 11 (2) of the Act. This applies only to tenancies for a fixed term, and not to tenancies expiring by notice to quit. In the case of a tenancy for a fixed term, section 11 (2) enables the landlord, at any time within four months before the tenancy is due to expire, to require the tenant to elect whether or not to make an application to the Court for the grant of a new tenancy. If you wish to do so, you must make your application to the County Court for the district in which your premises are situated not later than ONE MONTH after this notice is served on you. If you do not do so by then, you will have no right to do so later. If you do not want a renewal of your tenancy, you need take no action on receiving this notice."

EXPLANATORY NOTE

(This Note is not part of the Regulations, but is intended to explain their general purport.)

These Regulations prescribe the form of notice which may be served by a landlord on his tenant under s. 11 (2) of the Leasehold Property (Temporary Provisions) Act, 1951, requiring the tenant to elect whether or not to apply for a new tenancy under Part II of the Act. The operation of the Act has now been extended by the Leasehold Property Act and Long Leases (Scotland) Act Extension Act, 1953, and these Regulations take the place of the Regulations made for the same purpose in 1951.