

Copy of SUR COVID-19 - detailed report EXCLUDING COMPLETED ACTIONS

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Generated on: 17 August 2020



Rows are sorted by Risk Score

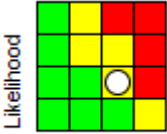
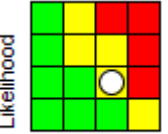

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
CVD19 SG PROP 01 Impact on investment portfolio (SUR)	<p>Cause: The spread of COVID 19 has continued to escalate affecting business and trade.</p> <ul style="list-style-type: none"> . Lack of trade . Lower investment transactions . Lower lettings transactions . Longer development and refurbishment timelines . Longer and less accurate valuations <p>Event: The spread of COVID 19 impacts on the City Surveyors business, namely collection of rental income</p> <p>Effects: Through the spread of COVID 19 tenants are not able to pay their rental payments leading to rent arrears or forfeit leases on managed/FR&I tenants, confidence in the City of London Corporation and the City of London is damaged</p>	<p>Likelihood</p> <p>Impact</p>	16	<p>RA sub provided a direction relating to the June rent quarter demands.</p> <p>Property Investment Board have agreed with this direction, and this decision was formalised under urgency.</p> <p>This relates to rent deferrals for Jun-Sep quarter and a rent-free period for those tenants that fall within the 'at risk' category.</p> <p>For both the Investment and Corporate Estates this has a value cap of £7m, of which Investment is £4.3m.</p> <p>No late interest will be charged on rent deferrals, and the Jun-Sep quarter will be deferred for six months.</p> <p>Currently working on a paper to go to</p>	<p>Likelihood</p> <p>Impact</p>	8	02-Mar-2021	

01-Apr-2020 Nicholas Gill				<p>PIB and other relevant Committees regarding the forthcoming September quarter rent demands.</p> <p>For Bridge House Estates properties, decisions are made in the best interests of the charity.</p> <p>13 Aug 2020</p>				Constant
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Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
CVD19 SG PROP 01b	Monthly Payments	Move to monthly rent collections (March to June Quarter) for all directly managed and FR&I tenants (this does not apply to ground rents). To be reviewed in August for future periods.	Nicholas Gill	13-Aug-2020	31-Oct-2020
CVD19 SG PROP 01h	Members Paper	Upcoming paper to be presented to PIB and other relevant Committees dealing with rent concessions for Sept-Dec quarter.	Nicholas Gill	13-Aug-2020	30-Apr-2021
CVD19 SG PROP 01i	Rent Arrears	Being reviewed on a regular basis, and updates are being provided to Members. The government have extended the landlord restraint on legal action against tenants for non-payment of rent until 30/09.	Nicholas Gill	13-Aug-2020	31-Mar-2021
CVD19 SG PROP 01j	Monitor Impact	<p>IPG to Monitor the impact on;</p> <ul style="list-style-type: none"> . Lack of trade . Capacity of our tenants' ability to pay their rent . Investment transactions . Letting transactions . Refurbishments and Developments 	Nicholas Gill	13-Aug-2020	31-Dec-2020
CVD19 SG PROP 01k	Snapshot reporting	With the assistance of Chamberlain's Department, a regular snapshot of rental collection (deferrals and rent frees) is being produced and monitored.	Nicholas Gill; John James	13-Aug-2020	30-Nov-2020

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COVID19 SG PROP 02 Property Projects (SUR) 15-Apr-2020 Ola Obadara	<p>Cause: The spread of COVID 19 has continued to escalate affecting the Capital Projects which are currently underway.</p> <p>Event: The restrictions as a result of COVID-19 impacts on the delivery of Capital Projects for the City of London Corporation.</p> <p>Effects: Due to the restrictions as a result of COVID-19 Capital Projects by the Property Project Group will be affected resulting in project delays and financial consequences. (this can include shortages in labour or materials, or slowing of work due to PHE H&S guidance)</p>	Likelihood Impact	16	Contractors are back on site. Following site assessments from contractors, the risk score has been increased (July). This has increased the likelihood to 'likely' from 'possible'. This is in response working constraints imposed by PHE which will impact the efficiency of the worksite. These assessments were only possible once the contractors were back on site, and PHE had released their guidance. 13 Aug 2020	Likelihood Impact	12	31-Oct-2020	 Constant

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CV19 SG PROP 02h	Contractor may request additional fees, additional statutory authority fees	Reduced prelims valued to the contractor if there is reduced resource on site, , ask parties to demonstrate what additional costs are for, and which contractual clause it relates to, negotiate additional fees upfront ahead of agreeing start on site.	Ola Obadara	13-Aug-2020	31-Mar-2021
CV19 SG PROP 02i	Material and components	It is the contractor's responsibility for managing materials on site. There has been a potential issue with regards to the availability of materials and components when projects are on-site – particularly related to long lead items and those from abroad. Property Project Group is monitoring for impact, although this appears to be easing currently.	Ola Obadara	13-Aug-2020	31-Mar-2021

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CVD19 SG PROP 03 Property Projects - Site Closure (SUR) 28-May-2020	Cause: COVID 19 and current or future PHE guidance. Event: Site cannot comply with current, or potential future PHE guidance and social distancing requirements Effects: Site shutdown until a point where social distancing requirements and PHE guidance allows a return to work.	 Likelihood	8	This newly created risk reflects the fact that it will not be possible to recommence work at some sites due to current PHE and HSE guidance – particularly in relation to social distancing. Potential future PHE guidance may also mean further site closures. As contractors have returned to site, progress is being made across the piece, but some sites may need to shut in the future. 13 Aug 2020	 Likelihood	8	31-Mar-2021	 Constant

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CVD19 SG PROP 03a	Contractual risks	The responsibility for delays, disruption, and commercial risks are typically spelled out in construction contracts and appropriately allocated to the party in the best position to mitigate such risks. Delays caused by COVID-19 impacts may be covered under a force majeure or similar clause of the contract. Contractors will argue that COVID-19 related delays were wholly unforeseeable and outside of the contractor's control, and therefore the contractor should not be held responsible. Under these circumstances, many contracts entitle the contractor to a time extension of the project completion date, and some contracts also allow for the contractor's recovery of increased performance costs.	Ola Obadara	13-Aug-2020	31-Mar-2021
CVD19 SG PROP 03b	Health and Safety.	Guidance from Government and CLC is regularly monitored with the Principal Designer, updated RAMS have been received from the contractor. Guidance to continue being reviewed. Ensure client is following CDM duties and providing plenty of welfare. Reviewing method statements to ensure alignment and compliance with PHE/HSE guidance.	Ola Obadara	13-Aug-2020	31-Mar-2021