

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

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Rows are sorted by Risk Score

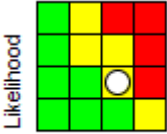
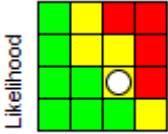
Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
<b>CVD19 SG PROP 01 Impact on investment portfolio (SUR)</b>	<p><b>Cause:</b> The spread of COVID 19 has continued to escalate affecting business and trade.</p> <ul style="list-style-type: none"> <li>. Lack of trade</li> <li>. Lower investment transactions</li> <li>. Lower lettings transactions</li> <li>. Longer development and refurbishment timelines</li> <li>. Longer and less accurate valuations</li> </ul> <p><b>Event:</b> The spread of COVID 19 impacts on the City Surveyors business, namely collection of rental income</p> <p><b>Effects:</b> 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&amp;I tenants, confidence in the City of London Corporation and the City of London is damaged</p>	<p>Likelihood</p> <p>Impact</p>	<b>16</b>	<p>A proposal was agreed at PIB and RASC in November in connection with turnover rents focussing on 'at risk' tenants. This is for a one-year period with a five-year period for Leadenhall Market tenants.</p> <p>The moratorium on enforcement action has been extended to 31 March. Thereby making rent collection difficult.</p> <p><b>Note</b> that there was a £4.3m cap for 'at risk' tenants for the June quarter. This was agreed by RASC. The Chamberlain and RASC have noted that this should be drawn down first before moving to the £4.624m identified for the September quarter. For Bridge House Estates properties, decisions are made in the best interests of the charity.</p>	<p>Likelihood</p> <p>Impact</p>	<b>8</b>	30-Sep-2021	

01-Apr-2020 Nicholas Gill				16 Feb 2021				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 September Quarters) for all directly managed and FR&I tenants (this does not apply to ground rents) where requested.	Nicholas Gill	16-Feb-2021	31-Mar-2021
CVD19 SG PROP 01h	Members Paper	Paper agreed at PIB and other relevant Committees dealing with rent concessions for December quarter onwards. Monitoring our peer group to consider the appropriate course of action for the March quarter.	Nicholas Gill	16-Feb-2021	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 31/03/2021. As a result arrears are likely to increase.	Nicholas Gill	16-Feb-2021	31-Mar-2021
CVD19 SG PROP 01j	Monitor Impact	IPG to Monitor the impact on;  <ul style="list-style-type: none"> <li>. Lack of trade</li> <li>. Capacity of our tenants' ability to pay their rent</li> <li>. Investment transactions</li> <li>. Letting transactions . Refurbishments and Developments</li> </ul>	Nicholas Gill	16-Feb-2021	31-Mar-2021
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	16-Feb-2021	31-Mar-2021



		issues obtaining insurance and these costs may be passed along to the CoL. Whilst initial results seem to be positive for the City, this will continue to be monitored.			
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	16-Feb- 2021	31-Mar- 2021

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
<p><b>CVD19 SG PROP 03 Property Projects - Site Closure (SUR)</b></p> <p>28-May-2020 Ola Obadara</p>	<p><b>Cause:</b> COVID 19 and current or future PHE guidance.  <b>Event:</b> Site cannot comply with current, or potential future PHE guidance and social distancing requirements  <b>Effects:</b> Site shutdown until a point where social distancing requirements and PHE guidance allows a return to work.</p>	 <p>Likelihood</p> <p>Impact</p>	8	<p>This 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.</p> <p>New guidance is being released by Construction Leadership Council (CLC) which may limited the number of workers onsite. The City is monitoring these updates. As contractors have returned to site, progress is being made across the piece, but some sites may need to shut in the future. Some contractors are undertaking their own risk assessments and instituting site rules above PHE guidance.</p> <p><b>16 Feb 2021</b></p>	 <p>Likelihood</p> <p>Impact</p>	8	30-Jun-2021	<p>■</p> <p>Constant</p>

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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	Ola Obadara	16-Feb-2021	30-Jun-2021

		the contractor's recovery of increased performance costs. For new contracts, these will account for Covid-19 and these 'contractual risks' will be built into the price and timeframes – although it should be noted that Covid-19 remains a fluid challenge, and future changes to SOPs may result in increased risk.			
CVD19 SG PROP 03b	Health and Safety.	Guidance from Government and Construction Leadership Council (CLC) is regularly monitored with the Principal Designer, updated RAMS have been received from the contractor. Guidance to continue being reviewed. Ensure contractor is following CDM duties and providing plenty of welfare. Reviewing method statements to ensure alignment and compliance with PHE/HSE guidance.	Ola Obadara	16-Feb- 2021	30-Jun- 2021