

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

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Generated on: 27 August 2021



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/Risk Approach	Current Risk score change indicator			
CVD19 SG PROP 01 Impact on investment portfolio (SUR) 01-Apr-2020	Cause: The presence of COVID 19 has affected business and trade resulting in: . Reduced trade . Reduced investment transactions . Reduced lettings transactions . Longer development and refurbishment timelines . Impact on valuations Event: The presence of COVID 19 impacts on the City Surveyors business, namely collection of rental income Effects: Through COVID 19 and the lockdown and resultant working from home 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	 Likelihood	 Impact	16	Turnover rents for ‘at risk’ tenants was agreed in November 2020 for a one-year period with a five-year period for Leadenhall Market tenants. The moratorium on enforcement action has been extended to March 2022. Thereby making rent collection difficult. The Government is considering a binding arbitration process. The department has therefore been keen to reach negotiated settlement with tenants regarding their arrears prior to April 2022. For Bridge House Estates properties, decisions are made in the best interests of the charity.	 Likelihood	 Impact	8	31-Dec-2021		
									Reduce		Constant
									17 Aug 2021		

Nicholas Gill							
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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 where requested. This continues to be offered for all directly managed and FR&I tenants (this does not apply to ground rents).	Nicholas Gill	17-Aug-2021	31-Dec-2021
CVD19 SG PROP 01h	Rent concessions & turnover rent	Rent concessions have been provided for March, June and September quarters and for some tenants for the December quarter. Turnover rents continue to be offered for the December quarter onwards. No further rent concessions are proposed. IPG continue to monitor the peer group. Now looking to reach agreement with tenants regarding their arrears ahead of the binding arbitration process as proposed by the government. There will be further reports on a case-by-case basis to Members	Nicholas Gill	17-Aug-2021	31-Dec-2021
CVD19 SG PROP 01i	Rent Arrears	Being reviewed on a regular basis, and bi-monthly dashboard updates are being provided to Members. The government have extended the landlord restraint on legal action against tenants for non-payment of rent until March 2022. As a result arrears are likely to increase	Nicholas Gill	17-Aug-2021	31-Dec-2021
CVD19 SG PROP 01j	Monitor Impact	IPG to Monitor the impact on; <ul style="list-style-type: none"> . Reduced trade . Capacity of our tenants' ability to pay their rent . Investment transactions . Letting transactions . Refurbishments and Developments 	Nicholas Gill	17-Aug-2021	31-Dec-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	17-Aug-2021	31-Dec-2021

[illegible]

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
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. Contractors have recently experienced 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.	Ola Obadara	17-Aug-2021	31-Dec-2021

CV19 SG PROP 02i	Material and components	It is the contractor's responsibility for managing materials on site. There has been an 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. This has been due to factory shut downs / slow downs, reduction in port activity, and workers returning to countries of origin over the lockdown period. Property Project Group is monitoring for impact, although this appears to be easing currently.	Ola Obadara	17-Aug- 2021	31-Dec- 2021
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PROP 03a		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. 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.	Obadara	2021	2021
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 and any changes that they bring forth.	Ola Obadara	17-Aug- 2021	31-Dec- 2021