

Annex A



COMMERCIAL TENANTS - RENT SUPPORT OF COUNCIL TENANTS DURING COVID-19 PANDEMIC

Commercial rent support

In support of Council tenants' cash flow issues during the COVID 19 pandemic the Council has agreed to the following actions:

1. All rental invoices to be sent out in line with the lease requirements.
2. All tenants, with the exception of those listed at Annex A, now referred to as 'Qualifying Tenants', are entitled to the following deferment of rent:
 - a. The Council will not take any action for non-payment of rent during the period 25th March 2020 – 24th June 2020 for tenants on quarterly billing arrangements;
 - b. The Council will not take any action for non-payment of rent during the period 1st March 2020 to 30th June 2020 for tenants on monthly/ weekly/ other billing periods

Thus providing deferment of rent payments during this period. However, all rents will remain due in line with the lease.

3. Qualifying Tenants can continue paying rent if they prefer and can now pay on monthly in advance basis rather than quarterly in advance payments to support any cash flow issues.
4. Qualifying Tenants with a rent review which is currently outstanding or is due to commence prior to 30th September 2020 to be advised that these will be put on hold. After this date all rent reviews will be progressed in line with the terms of the lease.
5. All tenants should seek a claim under their insurance for business continuity for any costs, including rent, associated with the effect on their business due to the Covid-19 pandemic.
6. All tenants should refer to support available to businesses via the government website and are expected to seek all government support available to them <https://www.businesssupport.gov.uk/coronavirus-business-support/>
7. Any queries please contact estates@publicagroup.uk

ANNEX A – list of excluded tenants

The following tenancies are exempt from this deferment of rent:

- Ground leases
- Retail tenants who remain operational at 25th March 2020
- Residential
- cultivation
- play areas
- grazing
- contractor leases – leisure/waste etc
- other non- business tenancies/ licences
- leases to Government Organisations