

Annex B



COTSWOLD
DISTRICT COUNCIL

COMMERCIAL TENANTS - RENT
SUPPORT OF COUNCIL TENANTS DURING COVID-19 PANDEMIC
DECEMBER 2020

Commercial rent support

In support of Council tenants during the Covid-19 pandemic the Council has decided that the following criteria must be met in order to agree to any requests for further deferrals:

1. Supporting Accounts

Tenants must provide a full proposal outlining current circumstances and supporting accounts showing that further deferral support is required to enable the continued operation of business and their ability to pay future rent

2. Unable to Trade

Tenants must have been unable to trade due to Government response to Covid-19.

3. Government Covid-19 Grants

Tenants must have applied for all appropriate Government grants and must provide evidence of the value of grant received. The tenant must show how this grant is utilised.

4. Business Rates Relief

Tenants must have applied for all relevant business rates reliefs and must provide evidence of the value of any relief awarded.

5. Government Covid-19 Support

Tenants must have applied for all relevant Government financial support. The Council's website provides information on the various forms of support available.

Tenants must provide evidence of Government Covid-19 support and show how this has been utilised.

6. Rent Deposit

Should the Council hold a rent deposit, this may be used to reduce rent arrears.

7. Level of Risk

The following circumstances will be investigated against the suitability and risk of a further rent deferral in terms of the following:-

- lease length
- tenants ability to pay
- tenants status (individual/limited company)

Where there is a significant risk of the tenant defaulting on rent repayments in the future, the Council's Estates team may refer the request for a rent deferral to the Council's Chief Finance Officer for a decision.

1. Exclusions

The following tenancies are exempt from this deferment of rent:

- ground leases
- retail tenants who remain operational
- residential
- cultivation
- play areas
- grazing
- contractor leases – leisure/waste etc
- other non- business tenancies/ licences
- leases to Government organisations