

## Showing support

**This is the first of our weekly newsletters, designed to keep you informed on a range of matters affecting property owners and occupiers, at a time of unprecedented turmoil for the economy.**

Our thoughts are with those families that have already lost loved ones and our thanks go out to everyone that is helping to fight the virus, either directly within the NHS or indirectly by supporting the community.

At this time of national crisis, we all have a role to play, even if this is simply following government guidance and helping to protect the NHS.

As Chairman of Buckinghamshire Business First ([www.bbf.uk.com](http://www.bbf.uk.com)) I am incredibly proud of the team for all the hard work they are putting in to support the business community in the County and we are about to announce an initial £2M grant

fund to directly help the smallest businesses to get through the immediate impact on cash flow.

Chandler Garvey is advising owners and occupiers on strategies to deal with the current situation and has a dedicated Occupier Services team to work with occupiers faced with uncertain times but that are nevertheless looking to the future.

We are here to help and within our community we are assisting where we can.

**Michael Garvey**  
Managing Director

## LANDLORD COMMENT

**Property Management - In times of uncertainty, communication with your tenants, lenders and other key stakeholders for your property / property portfolios is paramount.**

The landlord and tenant relationship should be mutually beneficial and now, more so than ever, both parties must actively work together for the good of the micro and macro environments.

When it comes to building access, potential exposure to the COVID-19 virus by tenants or visitors and more specific questions around actual lease language, landlords must make sure they are communicating with tenants early and often. The relationship is ultimately governed by a lease but all must demonstrate empathy and flexibility at this time.

It is worth reiterating to your tenants the importance of maintaining service charge payments as these are used to cover the costs of running the building. Increased expenditure may be incurred by properties that require increased cleaning of common areas but there may be areas where expenditure can be reduced due to lower occupancy densities.

## OUR COMMUNITY



**It is at times like this that we look inwards and realise what a great community we all live and work in.**

With our offices now closed until further notice and our team all working remotely, our thoughts turn to how we can help our

community in any small way that we can. We have therefore redirected our weekly fruit box delivery to the Wycombe Ambulance Service and will continue to support the Wycombe OneCan Trust, feeding those that are less fortunate than ourselves. Please spare a thought for those that were struggling to feed their families before the current crisis, they need our support more than ever - <http://www.onecantrust.org.uk/>

We are delighted to hear that the Scannapal have reached £1 million of their £1.5 million target to get new scanners for Wycombe and Stoke Mandeville hospitals, with the first scanner delivered to Wycombe last month.



## OCCUPIER SERVICES

**The latest Government guidance issued on 23rd March 2020 confirmed that no business will be forced out of their premises if they miss a rent payment in the next 3 months. This gives every occupier the safety net of knowing that if they run into financial difficulty in the coming months, they cannot be evicted during the next 3 months.**

Key points:

- New Government guidance confirming no businesses will be forced out of their premises if they miss a rent payment in the next 3 months - useful safety net for occupiers.
- Open a dialogue with your landlord about rental concessions
- Carefully consider any ongoing or upcoming lease renewals and rent reviews on your premises
- Investigate if you can obtain any relief on business rates for your premises

The 2020 Spring Budget saw the Chancellor announce business rates relief for all retail and hospitality properties with a rateable value below £51,000. This was in the form of rates exemption for the 2020/21 rate year.

In response to the onset of Covid-19, the Chancellor has taken this further and announced that all retail and hospitality properties in England, regardless of size, would receive this 12-month exemption from rates, as well as a £25,000 grant for properties with a rateable value below £51,000.

## BUSINESS NEWS

### New funding available soon for Buckinghamshire businesses

An additional £2 million of funding will be available very soon to Buckinghamshire businesses affected by the COVID-19 crisis. The COVID-19 Business Resilience Fund will provide funding for the smaller and micro-businesses that would not automatically qualify for government support.

This fund has been made available to support businesses in Buckinghamshire through a partnership between Buckinghamshire Local Enterprise Partnership, Buckinghamshire Business First and Buckinghamshire Council.

For the latest information on this funding, as well as the latest government and non-government advice and support for your business at this time, visit [www.bbf.uk.com/covid-19](http://www.bbf.uk.com/covid-19).

### Overwhelming support from the business community

The entrepreneurial spirit of Buckinghamshire's businesses has shone through in this time of great need, with lots of examples of local businesses diversifying their activity and providing products and services to support great and necessary causes, including:

- A global catering company based in Buckinghamshire diverting activities away from conferences and events to providing meals for NHS workers
- A local manufacturer diverting activities to help fulfil essential government equipment requirements for ventilators
- Local distilleries switching production to sanitiser to fulfil unrivalled demand
- A local care home with an urgent requirement for facemasks was connected to a local supplier able to deliver

Businesses can create their own offer to other businesses or the local community via this online form on the Buckinghamshire Business First website.



With many businesses having to adapt and evolve the way in which they work and communicate together using various video platforms, our team at Chandler Garvey have been having daily video team catch ups.

**Any business that is being affected by COVID-19 (coronavirus) or has concerns about its future impact on business can call 01494 927130 or email [BusinessSupport@bbf.uk.com](mailto:BusinessSupport@bbf.uk.com)**

Or visit the website where the most up-to-date advice and support is being collated at [bbf.uk.com/covid-19](http://bbf.uk.com/covid-19)

**SUPPORTING BUSINESSES IN BUCKINGHAMSHIRE**



**BUCKINGHAMSHIRE BUSINESS FIRST**

**YOUR LOCAL GROWTH HUB**