

A New Society

This is the third of our weekly newsletters and comes at a time when we are expecting the lockdown to be extended and the daily death toll to hopefully reach a peak.

As many of us sit at home trying to lead what might vaguely be termed a normal life, our thoughts are turning to the future and life after COVID-19; but without forgetting the daily impact on many families suffering bereavement and the dedication of key workers on the front line. A philosophical debate is starting about how we want our society to change for the better and how we as individuals achieve this.

In 1987 Margaret Thatcher spoke about society and some chose to see her comments as negative, but with reflection I believe these comments have relevance to what we are facing today.

She said, "I think we have been through a period when too many people have been given to understand that when they have a problem it is government's job to cope with it. 'I have a problem, I'll get a grant. I'm homeless, the government must house me.' They are casting their problems on society. And, you know, there is no such thing as society. There are individual men and women and there are families. And no governments can do anything except through people, and people must look to themselves first. It is our duty to look

after ourselves and then, also, to look after our neighbours. People have got their entitlements too much in mind, without the obligations. There is no such thing as an entitlement, unless someone has first met an obligation."

The government is intervening in society in ways that couldn't be imagined several weeks ago, and this will probably continue for a long time in the future, but what is "government"? It is the system or group of people governing an organized community and communities are made up of individual men and women and families.

More now than ever we need individual men and women to step up and thankfully we are seeing this happen to an extent that couldn't be imagined before the crisis. Once the immediate crisis passes we will all need to step up and play a part because we are society and a stronger society is better placed to help individuals and families that through no fault of their own are struggling to cope.

Michael Garvey
Managing Director

LANDLORD COMMENT

Chandler Garvey are great proponents of offering something back to their local communities and have instigated a number of extremely well received initiatives over recent years.

Including but not limited to the One Can Trust Cantastic campaign, Mental Health Wellness support and sponsorship of local charities.

One of our surveyors has re-joined the Met Police as a Special Constable to help out at this time.

We are encouraging our staff to look at training courses and are supportive of any initiatives.

Therefore, we are pleased to invest in digital photography and 360 degree virtual walk through technology.

We will be offering our clients this additional service going forward in order to ensure that their properties remain visible and to offer our applicants the opportunity to 'inspect' virtually.

360 Virtual Tours will now be offered as part of our marketing package.

Chandler Garvey advertise all of our properties with Rightmove and they have upgraded their site in the last week to include a prominent orange label on all properties with Virtual Tours. This is good news for occupiers who are unable to view properties in person as this allows them to continue their search for premises.



OUR COMMUNITY

Furloughed or free of work? Here are 6 constructive things to do with your spare time, alongside the official advice on how to keep our society safe.

In a very short space of time we have learnt what the term 'furlough' means and many property professionals may find themselves in this position over the coming weeks. Likewise, PROPERTY PROFESSIONALS will be unable to attend appointments until restrictions are lifted, potentially freeing up spare time.

Although those in furlough are not allowed to work for their current employer, they are free to take on other paid positions - with permission and if their contract allows. Those in the gig economy are also free to seek alternative employment or pursue other activities.

If you find yourself with a gap to fill and would like to make a positive contribution to society, boost your income or improve your skills, you may like to consider the following:-

- 1. Become an NHS Volunteer Responder** - over 400,000 people have already registered to volunteer by visiting the GoodSAM Responder app but more are needed. There are at-home and in-community roles to fill, which will take the pressure off our NHS system.
- 2. Apply for a supermarket role** - many of the leading supermarkets - and their suppliers - are looking to boost their teams, with temporary, shift and part-time roles giving applicant a short-term income. You can apply directly to each supermarket or this BBC article lists out where vacancies are, including many outside of the food chain.



- 3. Join a local volunteering group** - many tasks, such as checking on the vulnerable and isolated or collecting prescriptions - have been devolved to a local level. Check social media for groups that have been set up where you live - they will welcome any help, even if you only have a couple of hours to spare or can give advice.
- 4. Take a temporary fresh-air job** - The Country Land and Business Association claim farmers will be short of around 80,000 migrant workers due to the curtailment of international travel, so are calling on locals

to form a 'land army' to pick, grade and pack UK-grown produce. Look out for adverts in newspapers and across social media with the slogan 'Feed Our Nation'.

- 5. Blog, podcast or offer your skills for free via social media** - the internet has become our lifeline and one of the most heartwarming aspects is people offering their skills for free. From musicians and art teachers to chefs and sports coaches, those who can offer advice by email, video and 'live stream' will help keep our nation active and engaged.
- 6. Start an online training course** - keep your skills topped up or learn something new without leaving the comfort of your home. Duolingo is a free way to learn a new language, while Alison offers a well-reviewed Beginners' Guide to Digital Photography learning course - the latter is great for PROPERTY PROFESSIONALS looking to take better property photos.

Don't forget - always follow the Government's official advice

OCCUPIER SERVICES

Chandler Garvey are pleased to be hosting a webinar for all your property related questions tomorrow at 11am. Please email jk@chandlergarvey.com with your questions and to register - all Landlords and Tenants welcome!

Recent Government Guidance issued on the 23rd March confirmed that no businesses will be evicted from their premises if they miss a rent payment in the following 3 months. This has given businesses some degree of a safety net in the worst case scenario. Where help is needed with your rent payments, opening a dialogue with your landlord to seek an agreed rental concession should be your first option. It is critical occupiers do not rely solely on the temporary protection from eviction; whilst tenants cannot currently be evicted, landlords are still able to pursue rental debt via statutory demands and winding up orders.

Occupiers in the retail, leisure and hospitality sectors should also investigate the rates relief and grants the Government has made available.

In addition to seeking rental concessions where necessary, remain familiar with your lease:

- Break Clauses** - COVID-19 is changing the way a lot of occupiers work and their space requirements may change accordingly. Whether or not your property is surplus to requirements, you should examine your lease to confirm if you have any options to break your lease. Tenants with break clauses they do not intend to exercise, may be able to negotiate a rent-free period in exchange agreeing to remove future break options from their lease.

- Rent Reviews** - Check your lease to confirm if you have any upcoming rent reviews so you can plan and take advice in good time. With a heavily reduced number of leasehold transactions occurring, it is too early to estimate the effect on rents and previous accruals made for rent reviews may need to be revised.
- Lease restructuring** - Among uncertainty there is sometimes little incentive for occupiers to commit for a longer lease term. For businesses who are confident in committing to their current premises in spite of the current environment, it may be a good time to enter discussions with your landlord, who is likely to be especially amenable to securing future rental income among current uncertainty and may offer favourable terms.



BUSINESS NEWS

Buckinghamshire businesses continue to step up and help in the current crisis.

Buckingham University is making visors using their 3D printer

3D Print World in Aylesbury are printing personal protective equipment

ANT Telecom in Bourne End is offering free welfare checks for home and lone workers

The British Honey Company based near Oakley, which usually makes gin and vodka out of honey, is using spare capacity at its distillery to make hand sanitiser ingredients

Griffiths Brothers gin distillery in Amersham is making and donating hand sanitiser to local health centres and GP surgeries



Orchard View Farm, also near Dinton, has teamed up with a local food shop to deliver essential supplies to the local community within a 10 mile radius

Rumsey's Chocolate Shop in Wendover has given chocolates to Stoke Mandeville and John Radcliffe Hospitals

In Marlow you can order a Sunday Roast and have it delivered from **Café Globe** and chef Jack Blumenthal - who are donating 20% of all profits to the Meals for the NHS charity

Well-known chef **Tom Kerridge** is sending food to staff at Wycombe Hospital and Wexham Park