



COVID-19 - Challenges for landlords and tenants

This will impact on how we use our properties with significant issues to be addressed by landlords and tenants of commercial buildings.

The government has issued guidance for landlords and tenants which sets out key issues such as (1) rent, mortgage payments and possession proceedings; and (2) repairs, maintenance and health and safety. See the link below for further information.

<https://www.gov.uk/government/publications/covid-19-and-renting-guidance-for-landlords-tenants-and-local-authorities/coronavirus-covid-19-guidance-for-landlords-and-tenants>

Tenants wishing to temporarily close their premises should be able to do so, but they should check whether their lease contains a keep-open provision.

Common parts of a building are often a landlord's responsibility to maintain and clean. Under the current climate more frequent cleaning will be expected. Whether the costs of this increased service can be recovered through the service charge will again depend on the terms of the lease. Whether landlords are legally required to provide such increased services is more difficult to assess. Possibly one of those areas that is best managed through clear and open communication between landlord and tenant.

Beever and Struthers has a long-established track record of advising businesses involved in property, with a wide-ranging client base across the sector.

Our specialists provide high quality, commercial but pragmatic advice to achieve the best solution for all our clients.



If you would like to discuss this further, please speak to John Jones via email or phone:

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