



CBRE BUILDING CONSULTANCY

FIVE INITIATIVES TO HELP OCCUPIERS MEET SHORT-TERM CHALLENGES

We didn't see Covid-19 coming or anticipate the far-reaching impact it would have on the UK and right across the globe. We're all focusing on staying safe and following the self-isolation rules, but that doesn't mean we shouldn't be planning for the resumption of business when the virus has been defeated. Occupiers face a range of new challenges, so here are some ideas designed to help you manage today's risks and prepare for tomorrow.

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I might not be able to move to my new premises

- Your new fit out may have stopped. Settling your dilapidations financially will allow you to stay where you are to the last possible day
- Remember your dilapidations position will be materially different than four months ago, so will your landlord's. Time to review it again
- If you must leave, consider extending home working or flex leasing options
- Keep talking to your real estate advisors; in this market landlords will probably be open to agreeing a short-term lease extension



How do I manage my existing premises?

- Don't just switch everything off, turn building services down where you can. It will cost less in the long run
- Plan reduced operation with speed of resumption in mind, so you are ready to get your premises up and running quickly when the time comes
- Monitor and manage via remote access to your BMS. The technology's there and it's safer
- Focus on achieving energy savings and only doing mandatory compliance work in the building



Progress with the Agreement for Lease for my new premises has stalled

- Legal terms and development specifications can be agreed remotely; programme dates will need to remain flexible, so build contingency into your own planning
- Have a backup plan. See if you can stay in your existing premises longer or organise a temporary move
- Consider integrating your fitout with the developers to reduce time to first day of business
- Remember, the commercial balance will have shifted; time to consult with your agents



Is it safe to keep working on our fit out?

- Make health and safety a priority; have a clear policy that contractors and subcontractors buy-into
- Stick to the Government's guidelines for site working, enforce social distancing
- It's not the time to enforce contractual obligations. Work with the consent of contractors, sub-contractors and their staff. No one should be forced to go to site
- Re-programme the project to allow for what can be achieved. The supply chain will be impacted but get ahead with offsite manufacture where that's possible



My project has stalled

- Safeguard the site, protect exposed work or fragile materials. Review your insurance cover
- Talk to your project team and contractors, it's a shared problem. Keep the lines of communication open and positive
- It won't last forever, plan now so you are ready to move quickly when the restrictions are lifted
- Calls on supplies and contractors will be significant, reserve the supply chain you need for restating your project on site



As ever, we are here to help you achieve your plans. Get in touch with us to find out the many ways we can.

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