

What to do about rent ?

Whilst Saffron Walden Business Improvement District Ltd is not able to provide legal advice, we hope these notes will help. If you are in any doubt, please contact your solicitor. There are a number of very good firms here in Saffron Walden.

- Speak to your landlord. This is probably best done by phone, but email or writing is OK.
- You may want to make some / all of the following points:
 - **“My cash flow is non-existent”**
 - The Government have forced closure of the premises
 - Whilst the government has made arrangements to subsidise wages, the scheme is not in place and repayments are unlikely to be made until May / June.
 - Payments to the self-employed won’t be made until June at the earliest.
 - The Government has announced grants, they will be administered by local authorities. Uttlesford District Council are not yet able to give a date for distribution.
 - Government backed business loans have been announced, but the Banks are inundated.
 - **“We are all in this together”**
 - Many Landlords in Saffron Walden have been proactive and have already given businesses rent reductions and holidays.
 - Trading conditions were tough enough before COVID-19. The number of shops becoming vacant is increasing and it is taking longer to re-let those that do become vacant. Vacant shops, through business failure, significantly affect the value of your (the landlord’s) investment through depressed yields both in the short and long term.
- As a last resort, if your landlord refuses to offer any sort of assistance, then the Government has advised that businesses cannot be evicted in the current crisis for non-payment of rent. To be clear, SWBID is not recommending this as a course of action, merely pointing this fact out to you.
<https://www.gov.uk/government/news/extra-protection-for-businesses-with-ban-on-evictions-for-commercial-tenants-who-miss-rent-payments>