

Members' Newsletter

STATEMENT BY LONDON PROPERTY ALLIANCE ON COVID-19 OUTBREAK

The Alliance represents property owners in the Cities of London and Westminster - which acknowledge their duty to stakeholders to act responsibly and invest for the long-term.

Our members will be taking a responsible approach to supporting their occupiers through this unprecedented situation. No business will be immune from the impact of this crisis and we all have to work together to get through it.

The focus of all responsible owners is to help their tenants through short-term issues so that they are in a position, financially and operationally, to resume business when the crisis abates. It is in everybody's interests to avoid permanent closures and safeguard jobs wherever possible during such challenging times, so landlords will be flexible to support their tenants wherever possible.

Where switching to monthly payments can help resolve some cashflow issues, we fully expect landlords to work with their tenants to help achieve this, within their existing funding arrangements, and would urge funders to support their businesses to address the technical and contractual barriers currently in place.

But this is just one step and other initiatives are likely to be required, which is why the Government's financial package of support is very much welcomed. However, every option should be left on the table to extend this further to support all businesses throughout the period of, and recovery from, the disruption caused by this crisis.

News

City moves to monthly rents for small business tenants

Today the City of London Corporation's Property Investment Board moved its small business tenants onto monthly rather than quarterly billing to help their cashflow. The Corporation is exploring additional measures to help businesses most affected by COVID-19.

We will send more information to CPA members when available.

Planning team updates

Westminster City Council cancelled a planning committee meeting on 17 March. Arrangements for future committee meetings are being reviewed, and planning officers are working remotely.

City Corporation officers are principally working remotely with meetings proceeding as scheduled but converted to video conferencing. Additional flexibility may be sought on PPA target dates. Arrangements for the Corporation's Planning & Transportation Committee are being considered.

This briefing from **Gerald Eve** provides a wider update on the planning implications of current public health concerns.

[Read more](#)

New research: Good Growth for Central London

Last week, the Alliance launched its latest research report 'Good Growth for Central London: analysis of the CAZ+ from 2020 to 2041'.

Authored by **Arup**, the research examines the key risks and opportunities facing the Central Activities Zone and Northern Isle of Dogs (CAZ+). The area currently supports 31% of all jobs in London and 19% of business rates revenue in England. Read the *Property Week* (£) coverage [here](#).

Clearly the economic impact of COVID-19 will need to be factored into future modelling, but the long term projections are based on two decades of historic performance, and provide a valuable indicator of the future housing, jobs and workspace delivery. The research demonstrates the importance of Central London's economy to both the capital and the UK, and why it is even more important for local, London and national government to support the CAZ+ during this challenging period, helping return business and consumer confidence when the crisis abates.

The research is supported by **Almacantar, Derwent London, Great Portland Estates, Grosvenor, Landsec** and **New West End Company**.

[Read more](#)

Leaders' announcements

City of London Corporation

In a joint statement, the Lord Mayor of the City of London **William Russell** and the City Corporation's Policy Chair **Catherine McGuinness**, have called on residents, workers and businesses across the capital to work together during the COVID-19 outbreak.

[Read more](#)

Westminster City Council

The Leader of Westminster City Council, **Cllr Rachael Robathan**, contacted stakeholders this evening to remind them of the latest public health information, the City Council's support for business and encourage helping in the community. Those interested in volunteering, or who are aware of anyone that needs help in Westminster, should contact westminsterconnects@westminster.gov.uk

[Read more](#)

London Councils

The cross-party body representing the capital's 33 local authorities, has said boroughs will “*do everything we can to support our local businesses during this hugely difficult time*” and has called on the Government to use its powers and resources to support businesses across the capital. Read the full statement by Chair of London Councils, **Cllr Peter John OBE**, below.

[Read more](#)

Policy

'Planning for the Future' White Paper

The long-anticipated Government planning White Paper has been published, setting out a series of proposals to reform the planning system. Among the new measures are greater flexibility for increasing over station development and a new planning fees structure. It also sets out proposals for automatic rebates for successful planning appeals. We will be reviewing the White Paper in due course. If you have any comments on it please do get in touch: rosie.day@cwpa.org.uk

[Read more](#)

London Plan

Secretary of State for Housing, Communities and Local Government **Rt Hon Robert Jenrick MP** has written to the Mayor of London, calling on revisions to the draft London Plan.

The briefing note by **Gerald Eve** provides further information on the Secretary of State's letter, as well as the 'Planning for the Future' White Paper.

[Read more](#)

Events update

All CPA, WPA and London Property Alliance seminars and receptions have been postponed until further notice.

Our upcoming annual keynote events have been rescheduled to:

- **CPA Annual Lunch – 12 October 2020**
- **WPA Annual Dinner – 21 September 2020**

The CPA Lunch and WPA Dinner will remain with the same venues and keynote speakers. We have notified table hosts and booking contacts, and announced the new dates in the recent CPA and WPA newsletters. If you have any queries about the postponements, please contact aida.zibaite@cwpa.org.uk

Staying in contact

Although our events programmes have been paused, the Alliance will continue to champion the interests of Central London's property industry. We will be engaging with planning policy and other consultations from the GLA, City of London Corporation, Westminster City Council, other CAZ boroughs and national Government.

Please note - following the advice from UK Government, the Executive team behind London Property Alliance will be working remotely. If you have any queries about our work, you can contact us on team@cwpa.org.uk or call **0207 360 1782** and you will be redirected to one of the team's mobile phones.

We hope that all our members, and your families, are keeping well and healthy.



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