
Policy for maintaining Covid-19 secure environments during the relaxation of lockdown measures during the coronavirus pandemic

Introduction

This policy outlines the principles and measures that BMO REP Property Management Limited (BMOREP) will adopt in managing risks associated with Coronavirus (COVID-19) in areas where it has direct management control in the context of its commercial property investment and management activities within the United Kingdom. The policy is supported by property sector specific guidance from both the UK Government and industry bodies which in turn informs our risk assessments at asset level.

BMOREP acknowledges the key interface that exists between landlord controlled common areas and individual tenant demises and recognises that in order for occupiers to consider safety within their own jurisdictions, reference has to be made to the landlord's procedures and protocols.

Measures

Under this policy, which has been predominantly informed by current UK Government guidelines, BMOREP will:

- Undertake individual and specific Covid-19 risk assessments to determine principal risks and required control measures in order to reduce risks to tolerable levels, such assessments being driven on a sector specific basis to address the particular nuances present in different property types. Assessments will focus on:
 - Enhanced cleaning, handwashing and hygiene regimes and protocols
 - Maintaining social distancing
 - Limiting transmission risk where social distancing cannot be applied
 - Protecting building management staff, visitors, contractors and the general public
- Make such risk assessments and their outputs available to relevant occupiers and other appropriate stakeholders on request
- Provide training and instruction to all directly employed property managers and external managing agents so that BMOREP policy requirements are understood and complied with
- Engage independent health and safety consultant expertise to review and validate the risk assessment and confirm its suitability and sufficiency and to endorse that all reasonably practicable measures to reduce risk to tolerable levels are being implemented
- Publically display independent assurance or certification of the risk assessment and associated measures in a format suggested by Government where practical to do so
- Review and update this policy regularly, including the outputs emanating from it, to ensure that all aspects remain in line with the latest UK Government guidelines. The most up-to-date policy is available at www.bmorep.com.



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for and on behalf of
BMO REP Property Management Limited

19 June 2020