

Case Study



Commercial Dilapidations

End of Lease Dilapidations Advice

Stubbers Green Lane, Aldridge, West Midlands

We provided an initial assessment of the client's potential dilapidation's liability approximately 6 months before expiry to develop a mitigation strategy to minimise exposure.

The landlord subsequently appointed a large national firm of Chartered Surveyors to prepare and serve a Schedule Of Dilapidations which amounted to over £300,000 (excluding VAT).

We produced a schedule of work to address the main issues highlighted, procured and managed those works and returned the property to the landlord at the end of the lease and no further action was taken by the landlord in pursuit of the claim.

Services

- Notional Assessment of dilapidations exposure
- Mitigation advice
- Design/ Schedule of Work
- Procurement
- Project Management
- Supervision of works
- Contract Administration
- Dilapidations negotiation with Landlord/ Surveyor



Our early involvement by the tenant gave us the opportunity to prepare them for the receipt of a dilapidations claim of over £300,000 from their Landlord. This gave them the opportunity to address their main areas of exposure and retain control of their financial exposure.



Outcome

The completed works enabled a new tenant to take swift occupation of the unit and no further action was taken by the Landlord to pursue the claim. By undertaking the work, the tenant effectively reduced their liability by over 60% and did not need to worry about the potential for expensive litigation to defend against the claim beyond the lease end.